

79 Jervois Street, Port Augusta, SA 5700



Sold House

Tuesday, 2 April 2024

79 Jervois Street, Port Augusta, SA 5700

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 996 m2

Type: House



Charmaine Budd

0428656181

\$257,000

79 Jervois Street offers a captivating fusion of cherished nostalgia and contemporary allure. Nestled on a generous 996m² allotment, this 1962-built residence boasts three bedrooms, a tastefully upgraded bathroom, and a modern kitchen. Gleaming with sophistication, the renovated kitchen beckons with its sleek design and updated fixtures, breathing new life into the home. Polished timber flooring and neutral tones envelop the interiors, crafting an inviting ambiance. Indoors, enjoy year-round comfort courtesy of evaporative air conditioning and split systems, while the bedrooms feature built-in robes. The bathroom, exuding modernity and practicality, offers a refreshing retreat for relaxation. Step outside to uncover a paved undercover entertaining area, ideal for hosting alfresco soirées or laid-back gatherings. The expansive backyard presents endless opportunities for outdoor pursuits or potential enhancements. Situated in close proximity to Emma's Deli and a stone's throw away from the main CBD residents relish convenient access to local amenities, including shops, services, and cafes. Currently leased until June 2024 at \$300 per week, this property presents an enticing opportunity for first-time homebuyers or discerning investors seeking a harmonious blend of charm and contemporary living. Don't let this chance slip away—seize the opportunity to make 79 Jervois Street your own. Call Charmaine on 0428 656 181 for more information or inspection.

FOR THE INVESTOR Fixed tenancy: 28/6/2023 - 27/6/2024 Rent per week: \$300 Updated rent appraisal: \$350 - \$370 per week Rent return: 7% - 7.4% Land: 996m² Year Built: 1962 Equivalent main area: 114m² Council Rates: \$2,104.44 p.a. (2023/24) Zoning: Suburban Neighbourhood Easements: No Water available: Yes Sewer available: Yes Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.