

**8 McCoy Street, Naracoorte, SA 5271**



**Sold House**

Saturday, 23 September 2023

8 McCoy Street, Naracoorte, SA 5271

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Lee Curnow  
0427620864

## Contact agent

The surprise is inside at this entertainer's delight! The three bedroom timber framed home is comfortable and welcoming, but it's out the back where the real value is. A huge undercover decked area measuring 70m<sup>2</sup> is perfect for entertaining, everything from a dinner for a large group around a table, to a "Sunday sesh" with the boys. With two ceiling fans, power, roll down blinds and a bar in the corner, it's a very adaptable space. Adjoining that area at the end of the wide driveway is an oversized double garage with extra storage room. Park in your shed, kick your boots off after a hard day's work, and step straight into relaxing on your deck. Back in the home, the front door opens to a large open plan living room with slow combustion heater and split system heating/cooling. The space is large enough to accommodate a dining table. The three bedrooms are good sized, two with floorboards and ceiling fans and the third with carpet. The neat bathroom has shower over bath. The compact kitchen has gas hotplates and provides access to the third bedroom, laundry and back door. The toilet is located in the neat laundry. Rainwater of approximately 25,000 litres is plumbed to the kitchen and bathroom. Currently tenanted on a fixed lease of \$315/week including a gardener until 8/9/23, the property has particular appeal as an investment, or a first home. Properties at this price point don't last long and an early inspection would be a good idea. Contact Lee on 0427 620 864 today to book yours. Council: Naracoorte Lucindale Council Rates: \$1,543.47 per annum CT: 5731/540 Land Size: 1,012m<sup>2</sup> Zoning: Neighbourhood Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833