

9/14 Adelaide Avenue, Naracoorte, SA 5271



Sold Unit

Saturday, 30 September 2023

9/14 Adelaide Avenue, Naracoorte, SA 5271

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 556 m2

Type: Unit



Lee Curnow

\$190,000

Neatly presented 2BR brick veneer strata unit, offering an easy care lifestyle in a quiet location. This compact unit features 2 carpeted bedrooms, with the main having a ceiling fan and built-in robe. Functional kitchen has electric appliances and floating timber flooring which flows into an open plan living area with slow combustion heater, reverse cycle air conditioner and ceiling fan for year round comfort. Neat bathroom has shower, vanity and toilet. Outside features a welcoming lawned area surrounding the unit including a surprisingly generous rear yard, garden shed and rainwater storage of approximately 2,000 litres. The unit and surrounds are regularly maintained under the strata management agreement along with the other units in the precinct. A carport is conveniently located at the end of a bitumen and concrete driveway, with the unit set well back from the street offering a private location. The unit is conveniently located close to medical facilities, with the town centre within walking distance. This property has been appraised at \$250 per week which makes an attractive return on investment. Whether downsizing or investing, this neatly presented and well maintained unit presents a great opportunity. It is currently vacant and ready for your inspection, book with Lee on 0427 620 864. Council: Naracoorte Lucindale Council Rates: \$1,146.51 per annum Strata Fees: \$600 per annum plus sinking fund contribution \$800 per annum Rental appraisal: \$250 per week approx. CT: 5037/736 Land Size: 556m² approx. Building Size: 70m² approx. 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