

98 Main Street, Lobethal, SA 5241

ADCOCK

House For Sale

Wednesday, 13 December 2023

98 Main Street, Lobethal, SA 5241

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 548 m2

Type: House



Jake Adcock
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\$480,000 - \$520,000

**** Please enter from David Street & walk down the small driveway****And now for a home that makes simple investment sense - with modern, 3-bedroom freedom that sweetens its carefree existence with rural views, a warm Hills' community, and rental income until June 2024...This Main Street treat will rank even higher for its multi-car rear parking (via David Street) plus lasting first impressions from an elevated, hills-viewing stance; and for the first-time buyer or retiree looking to right-size their lock-and-go lifestyle, this charming Torrens titled home plays every one of its valuable aces, superbly.Value that stems from a tiled, open plan living and dining room arrival, a rear galley style kitchen with all-electric appliances and walk-in pantry, and connecting them both, large light-filled windows bathing its simple, neutral footprint with sunlight and garden views.Off entry, the master bedroom provides priority strides into a spacious main bathroom (with separate WC) while the duo of carpeted rear bedrooms creates craft or home office flex, even room to give the grandkids' free reign. And if minimal upkeep is music to your ears, you'll praise the freestanding patio pergola that puts friends first and a pebbled backyard that makes lawnmowing past tense; better yet, car to kitchen access is a breeze.Best of all, a swing into town is a cinch from here – for you or happy tenants - moments from the much-loved Bakery, Bierhaus, and Foodland for staples, yet before you book the removalist, why not let this practical gem do what it does best? Put rental returns in your pocket for the short, medium, or long term.Neat, fuss-free and undemanding. For portfolio appeal or a smooth transition into hills living on your terms, what a spot to wait your turn... More reasons to stop by:Low-care Torrens Titled allotment.Side-by-side off-street parking + carport (via David Street)3 bedrooms | 2-way bathroom/ensuite to master Sunlit open plan living & meals zone.Galley-style kitchen with WIP & all-electric appliancesFreestanding patio pergola for entertainingR/C split system comfortSeparate WCNext-to-zero garden upkeep Easy reach to local amenities & Lobethal Primary SchoolCurrently tenanted until June 6th, 2024 @ \$370 per weekClose to Goldings, Simon Tolley & Bird in Hand wineriesJust 40 minutes to Magill Road And much more...Property Information:Title Reference: 5922/114Zoning: TownshipYear Built: 2004Council Rates: \$1,691.46 per annumWater Rates: \$173.11 per quarter*Estimated rental assessment: \$460-\$490 per week (written rental assessment can be provided upon request)Adcock Real Estate - RLA66526Jake Adcock 0432 988 464Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067*Please note: some images have been virtually staged to better showcase the true potential of rooms/space and to respect occupiers' privacy.*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.