

**1/7 Jean St, Pooraka, SA, 5095**

**Raine&Horne.**

**House For Sale**

Wednesday, 25 September 2024

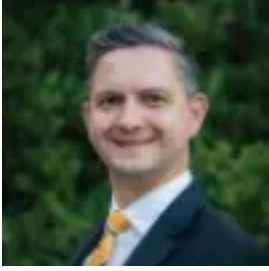
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**Bedrooms: 2**

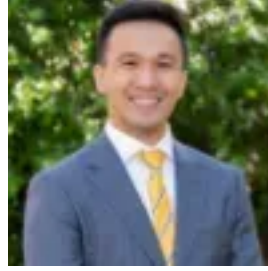
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Constantine Pappas  
0423047020



Jeremy Nguyen  
0401399886

## First Investment or First Home

### Accommodation

This neat and updated unit boasts 2 spacious bedrooms, an updated kitchen, neat rear yard, a car spot and a secluded and private setting overlooking Dry Creek. It is currently tenanted for \$350 per week up until Feb 2025. So it may present as an ideal short or long term investment or first home with a move in date early next year.

### Key Features

- RC AC Split system in Lounge Room
- Floating floors
- Updated kitchen with dishwasher
- Neat rear yard
- Tenanted for \$350 per week until Feb 2025
- Strata Levy - \$409 per qr
- Small pets are allowed but subject to strata approval

### Lifestyle

Pooraka is a family friendly Northern suburb close to all key amenities and about 25min from the City. You have easy access to buses on Brian's Road and shopping options at Foodworks Pooraka and Ingle Farm Plaza. You also have Lindblom Park only a few minutes walk away.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern, for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.