

# 1 Preiss Close, Nairne, SA 5252

**ADCOCK**

## House For Sale

Sunday, 23 June 2024

1 Preiss Close, Nairne, SA 5252

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 649 m2

Type: House



Andrew Adcock  
0418816874



Nikki Seppelt  
0883884777

**\$580,000 - \$620,000**

Here's one you can't miss. An upgraded 3-bedder with a knack for outdoor entertaining in a style bracket that speaks to the young family, investor or first-time buyer in a quiet, elevated cul-de-sac pocket. In Nairne, if you know, you know. The appealing design issues practical style, flow and a simple footprint with floating durable laminate floors and soft neutral hues throughout, reflecting big garden views, two living areas, and study zone flex. Or three if you consider the enormous, paved and all-weather entertaining patio as part of your daily plans – and you absolutely will. Between them, you'll breeze through the central kitchen hosting a stainless dishwasher, a freestanding electric cooker, and a breakfast bar plate-pass to the dining/family room; robed bedrooms two and three trailing to the rear. Lapping up its leafy front garden views, the master bedroom also enjoys ensuite access via the adjacent 2-way family bathroom and separate WC. You – or qualified tenants – can say goodbye city, and hello to the best of Nairne: Byethorne Park for weekend or after-school play, easy Nairne Primary School drop-offs, quick freeway links to Mount Barker and its broad retail and school choice, and the end to circling weekend opens... Consider this is a fine first home mission, complete. Stop here for instant style: Elevated 649sqm corner block a quiet cul-de-sac setting Leafy, established & retained gardens Expansive rear all-weather patio entertaining Single carport Central kitchen with a step-in pantry Durable laminate style floors throughout Split system year-round comfort Master bedroom with ceiling fan & 2-way ensuite 2 rear bedrooms with BIRs Small garden shed Perfect investment potential or as a first-home buyer break! Property Information: Title Reference: 5170/811 Zoning: Neighbourhood Year Built: 1993 Council Rates: \$2,304.24 per annum Water Rates: \$74.20 per quarter \*Estimated rental assessment: \$530 - \$550 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*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.