

**12 Livingston Street, Naracoorte, SA 5271**



**House For Sale**

Wednesday, 26 June 2024

12 Livingston Street, Naracoorte, SA 5271

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Lee Curnow  
0427620864

**\$270,000**

Just walk in and enjoy this fully renovated 3 bedroom home, where all the work has been done! Virtually every room of this character-filled timber framed cottage has undergone a major change, which is obvious as soon as you open the front door. Enter into a living room with new flooring and colour scheme, warmed and cooled with an air-conditioner and ceiling fan. This flows into a dining space which adjoins an updated kitchen featuring modern electric appliances, new benchtops and rainwater plumbed to the sink. Three bedrooms all have good quality carpet. A renovated bathroom is a stunning addition to this home, highlighted by a walk-in shower and vanity. Laundry has been renovated in the same modern tones, with new flooring and built-in cabinetry. Toilet is accessed through the laundry. Outside the back door is a sheltered sitting space with a concrete floor. The expansive fenced back yard includes a large two bay shed with double doors, offering undercover parking at the end of the driveway. At this price point, the property will appeal to first home buyers, families and investors, with a rental appraisal of \$300-\$320 per week suggesting good investment return. The property is currently vacant and available for inspection. Contact Lee on 0427 620 864 to find out more. Council: Naracoorte Lucindale Council Rates: \$1,051.76 per annum Rental appraisal: \$300-\$320 per week CT: 5472/462 Land Size: 1,012m<sup>2</sup> 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