

**16 First Ave, Naracoorte, SA, 5271**



**House For Sale**

Saturday, 10 August 2024

16 First Ave, Naracoorte, SA, 5271

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Invest or Buy into the Market!

Located in a central, yet quiet, residential section of Naracoorte, this property is a fabulous buy into the market or investment opportunity for those shopping in SA.

Famous for its rich agricultural land, thriving commercial centre and its excellent sporting facilities, it is a popular town to reside or invest in. Naracoorte is approximately 336 kms south-east of Adelaide and 100kms North of Mount Gambier. Families enjoy many services including primary and secondary schools, a nearby hospital and many shops and services.

This 2-bedroom home has a cosy lounge with wood fire and air conditioning upon entry. The central kitchen leads to the two large bedrooms, with the bathroom and laundry at the rear of the home. Currently tenanted, this home lends to a rental return option.

This property offers many potential opportunities for development (S.T.C.A.) or for expansion and improvement by a homeowner utilizing the expansive space. For possible extension, garden or family outdoor living zones.

What we love about the property:

Very affordable.

Large bedrooms.

Carpeted lounge and bedrooms.

Large land size- 1375m<sup>2</sup>.

Wood fire.

Air conditioning.

Under cover car parking.

Fully fenced rear yard for pets.

Functional kitchen.

Walk-in shower.

Verandah for entrance protection.

Quiet residential location.

Able to rent for return.

Very close to the local hospital and services.

Successful schools in the community.

Terrific sporting culture in town.

Contact Tahlia Gabrielli or Karyn Prelec today to schedule a viewing and embark on the journey to make this remarkable residence your own. RLA 291953

Property Details:

Age/ Built: 1956

Council Rates: approx. \$415 per quarter

Land Size: 1375m<sup>2</sup>