16 Murdock Street, Port Augusta, SA 5700
House For Sale

Saturday, 29 June 2024

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Bedrooms: 3   **Bathrooms: 1**   **Area: 585 m2**   **Type: House**

Nicole Fox
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$175,000

Discover a great investment opportunity with this brick veneer 1/2 maisonette. Currently tenanted on a fixed term lease to Feb 2025, at $265 per week, this property offers a gross return of approx 7.85% on the full purchase price. A good little earner with a solid rental history. Featuring three bedrooms, this home provides comfortable accommodation for tenants. Eat-in kitchen and with timber floorboards throughout adding a touch of warmth and character. The living room is equipped with a wall air-conditioner, ensuring year-round comfort.The original bathroom, though modest, is functional and a single carport offers convenient off-street parking.This property's location is another highlight, within walking distance to the Ryan Mitchell Swimming Pool, Kindy, Primary School and handy Deli, making it an appealing choice.FAQCertificates of Title - one CTStrata or Community Title - NO, is Torrens TitledCurrent rent - $265 p.wCurrent lease - 14/02/2024 - 13/02/2025Easements - Party Wall Rights & Service Easement(s) for drainage purposes. Council Rates - 2023/2024 Rates are $2,275.56 p.a