

# 5 Holds Street, Port Augusta, SA 5700



## House For Sale

Wednesday, 26 June 2024

5 Holds Street, Port Augusta, SA 5700

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 510 m2

Type: House



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**\$269,000**

This property represents an excellent opportunity to acquire a turnkey investment property with a solid rental history, strategic location, modern amenities, and low-maintenance appeal. Conveniently located within walking distance to the Port Augusta Hospital, enhancing tenant appeal and long-term rental prospects. Presenting a well-maintained double brick 3-bedroom home with an impressive array of features tailored for investors or home buyer. Offering a private entry, three generous size bedrooms with built in robes & ceiling fans. A spacious formal living room complemented by split system air-conditioning, seamlessly flowing into the open plan meals area and upgraded kitchen with walk-in pantry. Enjoy the tiled extension offering versatility as a casual living space, dining area, games room, or home office, enhancing the property's appeal. Externally there is a full length fully paved undercover entertainment area, single garage with concrete floor/power, plus a side carport, providing ample off-street parking and storage options and the front yard has been stylishly paved ensuring easy upkeep, appealing to tenants and reducing maintenance costs. FAQRent - \$360 p.w - equates to approx 6.95% gross return on the full purchase price Current lease - 14/03/2024 - 14/03/2025 Zoning - Suburban Neighbourhood Certificates of Title - (One) Torrens Title Council Rates - 23/24 - \$2,568.89 p.a