

**63 Park Terrace, Bordertown, SA, 5268**



**House For Sale**

Friday, 30 August 2024

63 Park Terrace, Bordertown, SA, 5268

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Hayden Obst  
0887521933



Brenton Carson  
0419820729

## **Neat and Sweet in a Prime Location!!**

Welcome to 63 Park Terrace Bordertown! This charming two bedroom, one bathroom home is the perfect opportunity for first home buyers or investors. Situated on a large 892m<sup>2</sup> (approx.) allotment, this property offers a very spacious back yard for kids, pets or a spot for a big shed. Not only is the block generous in size, it's in a fantastic, convenient and desirable location. Just a very short walk to both Schools, across the road from the hospital, close vicinity to main street, parks, playgrounds, swimming pool and more!

Updated contemporary and modern style kitchen with under bench oven and ceramic cooktop. Light filled lounge room with ceiling fan and reverse cycle air conditioner provides a wonderful spot to relax, watch some TV or open the windows and watch the world go by.

Two bedrooms, main with built-in cupboards. Central bathroom with vanity and shower over bath. The rear entrance can be utilised in a range of ways; a great place for a dining area, storage room or even transform into kids play room. Single garage, rear porch/pergola and modular rain water tank.

With the current rental demand in such a brilliant location, this property shouldn't be over looked by the investors looking for a great return. Priced in a bracket that will also attract and stand out to the first home buyer, one not to be missed!

Keep a look out for open inspections or contact us to organise a viewing.

For more information or for any real estate enquires, current market trends or to sell your property please call our friendly team today.

Council Rates 24/25: \$1,587.20

Zoned: Neighbourhood

Rental Appraisal: \$300 per week

RLA 153432