

# 7 Torridon Court, Huntfield Heights, SA 5163

## House For Sale

Monday, 1 July 2024

7 Torridon Court, Huntfield Heights, SA 5163

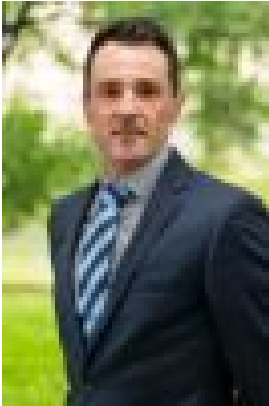
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 664 m2

Type: House



Shane Moore  
0418669448

**\$500k - \$550k**

\*\*\*Please note the following inspection and offers closing times for this property\*\*\*- First Inspection 11:00 - 11:30am Saturday 06th July- Second Inspection 4:30 - 5:00pm Monday 08th July- Offers close at 11:00am Tuesday 9th JulyShane Moore and Harcourts are proud to present 7 Torridon Court, Huntfield Heights to the market.Set upon a generous 664m<sup>2</sup> corner allotment overlooking a reserve with secure tenant until November 2024 is a highly desirable entry level property that will appeal to those trying to get a foot on the property ladder and astute investors.Located close to local schools, public transport and Colonnades Shopping Centre this lovely property offers..... 3 bedrooms, 2 with built in robes, updated kitchen with double sink and rangehood adjacent to a casual meals/dining area, separate lounge with reverse cycle air conditioner, updated bathroom and ducted air conditioning.Off the rear of the home is a large paved full length patio ideal for entertaining overlooking a large secure yard.There is vehicle access to the rear yard and off street parking for several vehicles.Currently Tenanted until 30/11/24 at \$340 per weekCurrent Market Rental Estimate - \$470 to \$490 per weekCouncil Rates - \$1357 per annumEmergency Services Levy - \$180 per annumSA Water - \$147 per quarterYear Built - 1990Land Size - 664m<sup>2</sup>Entry level properties at this price point are in high demand, act fast and secure your future.Contact Shane Moore for further details.