

**85-87 Stirling Road, Port Augusta, SA 5700**



**House For Sale**

Wednesday, 10 July 2024

85-87 Stirling Road, Port Augusta, SA 5700

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 7**

**Area: 764 m2**

**Type: House**



Charmaine Budd

0428656181

**\$230,000**

Whether you're searching for your first home or looking to expand your property portfolio, this well maintained 2-bedroom residence is an ideal choice. With tenants already in place and a fixed tenancy yielding \$320 per week until May 2025, this property promises immediate returns for investors. Upon arrival, you'll be welcomed by a beautifully maintained, low-maintenance front garden, offering ample space for cars, boats, or caravans. Situated on a corner block, this home provides convenient front and side access. Inside, the home boasts 2 comfortable bedrooms and a fresh bathroom. The separate lounge room and open-plan kitchen/dining area are bathed in natural light, creating a spacious and inviting atmosphere. This property is perfectly positioned in a prime location close to the town centre, making it an excellent starter home. At the rear, you'll find a private patio area that's perfect for entertaining, complemented by a large shed and an additional outdoor toilet. Don't miss the chance to make this promising property yours! FOR THE INVESTOR Fixed tenancy: 10/5/2024 - 9/5/2025 Rent per week: \$320 Rent return: 7.2% Land: 764m<sup>2</sup> Year Built: 1900 Equivalent main area: 150m<sup>2</sup> Council rates: \$2,306.41 p.a. (2023/24) Zoning: Employment Easements: No Water available: Yes Sewer available: Yes Additionally, when looking at properties it's important to have confidence in how much you can borrow. Ray White has partnered with Loan Market who can make this simple and stress free for you. As our customer, you'll receive a complimentary, obligation free chat with our local broker to discuss your options and tailor a lending solution to suit your needs. If you would like to speed up the process, click on the link below to get started today. <https://broker.loanmarket.com.au/natasha-davis/contact/> Thank you! Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.