

8A Beer Street, Port Augusta West, SA, 5700



House For Sale

Thursday, 24 October 2024

8A Beer Street, Port Augusta West, SA, 5700

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nicole Fox

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Executive Courtyard Home - Modern Comfort & Quiet Location

Currently leased to a government body since 2019 - fixed-term lease to 26/05/2025 with the *potential for further lease renewal, this property offers a weekly rental income of \$415 - equating to approx 5.8% gross return on full purchase price

Discover contemporary living in this stylish 2019-built executive courtyard home, designed with modern elegance throughout. Featuring 3 spacious bedrooms, the master offers a walk-in robe and a private ensuite, while bedrooms 2 and 3 include built-in robes. A sleek family bathroom with a bath and separate w/c adds extra convenience.

The heart of the home is the open-plan kitchen, dining, and living area, where you'll find modern appliances including a dishwasher, all overlooking the low-maintenance, paved rear courtyard. Perfect for private & secure entertaining or unwinding, the courtyard boasts a verandah for year-round enjoyment.

Additional features of this exceptional home include:

- ☑ Ducted reverse cycle air-conditioning for year-round comfort
- ☑ Downlights throughout
- ☑ Secure single garage with electric roller door and convenient Euro laundry
- ☑ Stylish neutral floor tiles throughout main traffic areas and abundant natural light
- ☑ Roller shutters on front windows for added privacy and security

Situated in a quiet, low-traffic street, the home is within walking distance to Westside Foreshore, a Medical Centre, Pharmacy, Foodland, and other local conveniences-perfect for those seeking both comfort and convenience in a sought-after location.

FAQ

Strata/Community Titled - No

Tenanted - 27/05/2019 - 26/05/2025

Rent: \$415.00 per week

Current Rent Appraisal - Upon request

Council Rates: TBC

Mains Sewer - Yes