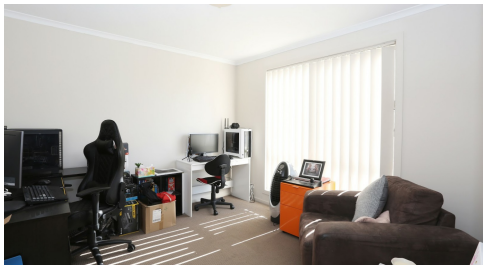
57 PEERLESS RD, MUNNO PARA WEST, SA, 5115









SOLD

FANTASTIC FIRST HOME OR SMART INVESTMENT

A rewarding opportunity to secure this beautiful low maintenance family home ideal for either live-in or investment. Built in 2011, the home offers modern conveniences and it is well suited for young families, professional couples and the astute investors. Presently tenanted until May 2019 via the NRAS scheme with rent as agreed currently at $237/week. In return, however, this wonderful scheme offers an annual Federal & State Govt incentive (tax free) of approx. $8,335 + $2778 respectively. At present, this equates to a total yearly return of approx. $23,437 or equivalently $450/wk before deductions. The existing Owner - NRAS agreement expires in July 2021. The good news is, the benefits are totally transferable to the new owner and it is completely optional.

Property Highlights
- Three carpeted bedrooms with built-ins, master with WIR and ensuite
- Lounge/study or potentially a second living area
- Gas kitchen with island bench, breakfast bar, and ample cupboard space
- Open plan living and dining
- Central split system heating and cooling
- Common bathroom with separate shower and bath-tub
- Separate laundry with linen cupboard
- Wooden floors throughout common areas
- Secure single panel lift garage

Conveniently located in close proximity to various local schools including Mark Oliphant College (B-12), St Columba College, John Hartley School (B-7) as well as The Playford Alive Shopping precinct.
(You should seek independent advice on the suitability of this property for your own requirements).

3 BED | 2 BATH | 1 CAR

PRICE:
$218,000

OPEN FOR INSPECTION:
N/A



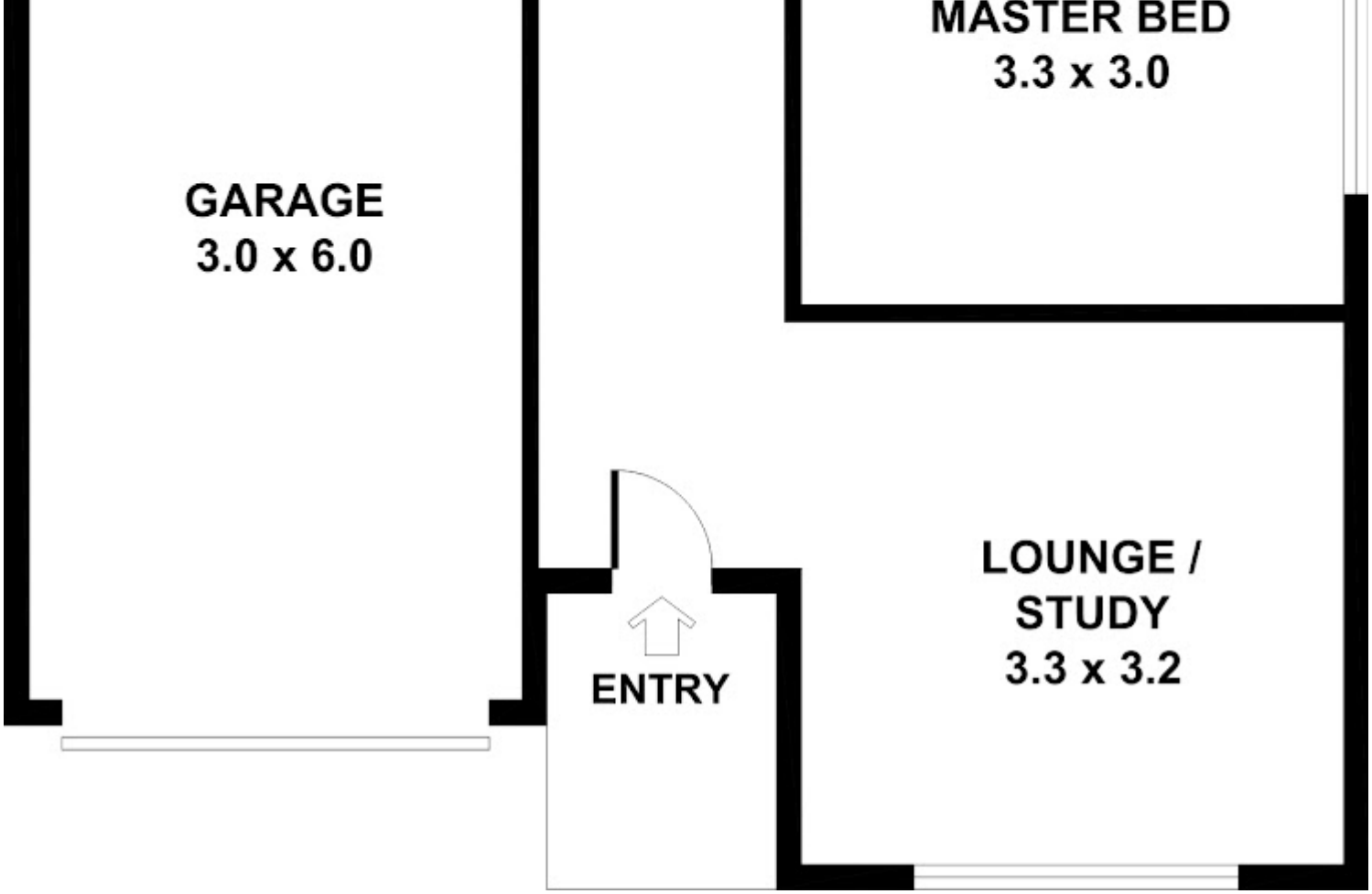
Lee Nguyen
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RLA: 269823



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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@realty


MASTER BED
3.3 x 3.0
GARAGE
3.0 x 6.0
ENTRY
LOUNGE /
STUDY
3.3 x 3.2