



FOR SALE

POTENTIAL PERFECT FAMILY HOME OR INVESTMENT

Welcome! This classic 1956 grand-master double-brick family home has remarkably spacious bedrooms and towering ceilings that can easily accommodate for a growing family of giants. Solidly constructed and well-proportioned both internally and externally. This home has been recently made available to young professionals as well as tertiary students.

Feature Highlights:

- 4 spacious double-bedrooms, formal lounge or fifth bedroom
- Solid double brick with lofty 3.2M ceilings
- Wide entrance hallway
- Updated kitchen with stone bench and gas cooking
- 6kW solar unit & two split systems
- 1.5 bathroom (additional separate WC)
- 2 storage sheds plus bonus wine cellar
- Rental potential \$625/wk (room letting combined)
- Manageable gardens on 642M2 of land (approx.)

Superbly located within footsteps to Asian grocery store, pharmacy, multicultural restaurants, TAFE SA Regency Campus, Durant Rd family friendly reserve, and public transport. Liveable as is or add your own personal touch to suit.

Rates: \$1208.50 p.a. approx.
Water: \$75.40 p.q. approx.
Sewer: \$112.33 p.q. approx.
ESL: \$288.15 p.a. approx.
Landsize: 642sqM approx.
Built: 1956

(Please seek independent advice on the suitability of this property for your own personal requirements).

4 BED | 2 BATH | 2 CAR

PRICE:

\$430,000 - \$460,000

OPEN FOR INSPECTION:

N/A



Lee Nguyen

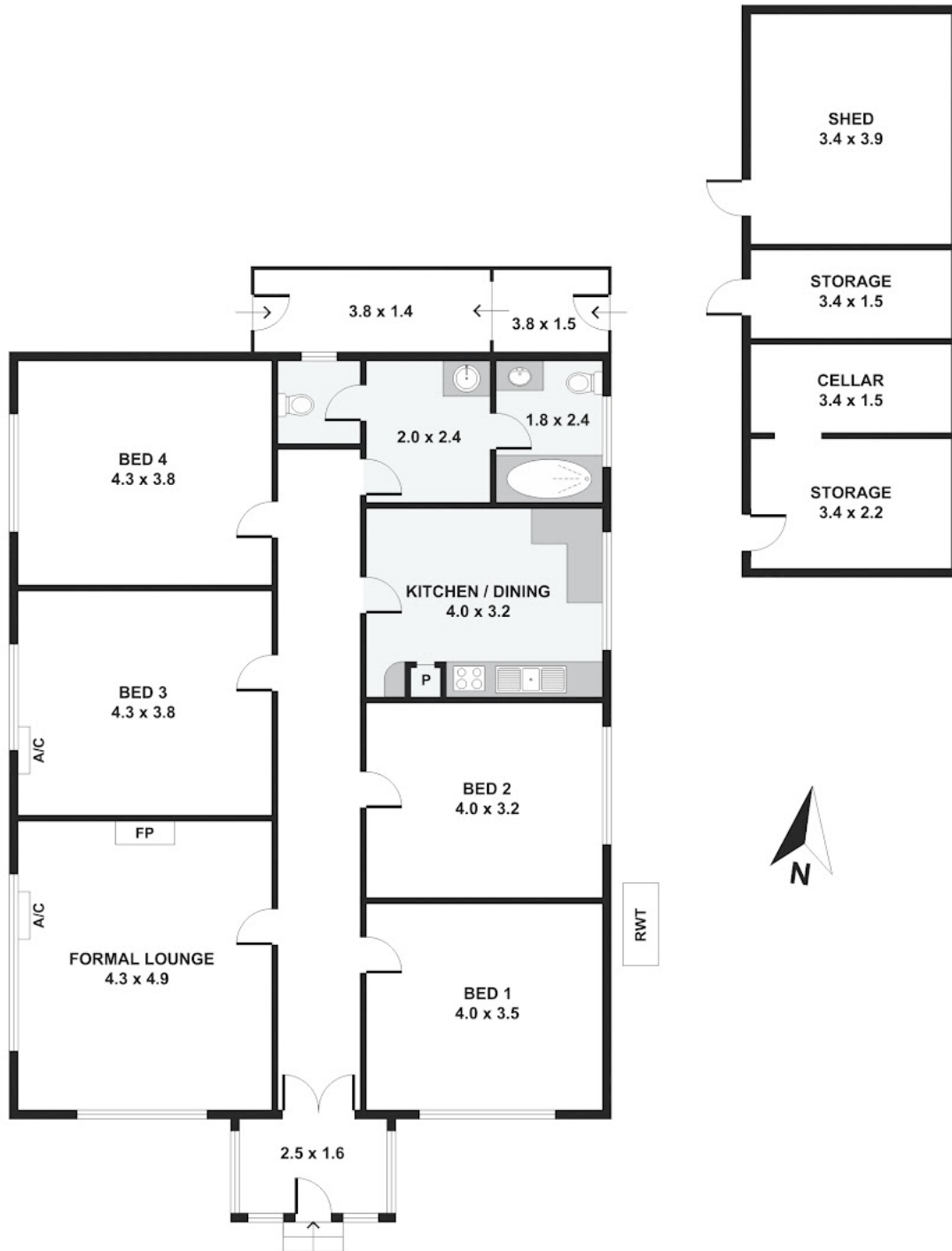
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.