

Under Contract



12 Collins St, Jamestown



## Tidy First Home or Great Investment with Blank Canvas Yard

A wonderful opportunity for anyone with a vision, this tidy home has a great northerly aspect with large glass windows to soak up the sun's rays, the polished timber floors will be glowing the minute you raise the curtains. Perfect for the first home buyer looking for a neat and tidy property to make their own.

- 3 Bedrooms with carpet floors in Bed 1 & 2 and polished timber in Bed 3
- 1 Bathroom with a single vanity, shower and toilet on a tiled floor
- Kitchen/Dining and Lounge is open plan with polished timber floorboards and is neat and functional with a stainless-steel dishwasher, slow combustion heater and split system air conditioning.
- Laundry is simplistic with a tiled floor and stainless-steel wash trough
- Backyard is a blank canvas with a retaining wall barrier and pergola overlooking the yard.

Additional Features include:

- Gas Hot water system
- Wood shed with concrete floor
- Large 9 x 6m shed with concrete floor, power and water connected and 2 x sliding doors on the front

3 1 1,678 m2

<b>Price</b>	\$275,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11301
<b>Land Area</b>	1,678 m2

### Agent Details

Angus Barnden - 0427 662 812

### Office Details

Jamestown  
70 Ayer St Jamestown, SA, 5491  
Australia  
08 8664 1599



- Rainwater tank for catchment off the shed

This property is located on a wide street with great street appeal and access for trailers with dual driveways. The opportunity is all yours with a blank canvas, cleared and levelled block.

Potential rental return of \$310-\$320 per week

CT5235/519

Zoned: Neighbourhood

LGA: Northern Areas Council

Land Size: 1,678 sqm

RLA228106

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