

Under Contract



12 Lyons St, Crystal Brook



## Ideal Family Home or Investment –

3 1 2

Spacious Rumpus + Fresh Upgrades in picturesque Crystal Brook.

Positioned on a generous 915m<sup>2</sup> allotment, this updated three-bedroom home offers comfort, space, and convenience — perfect for families or investors. Currently leased to an excellent tenant at \$360 per week, it's a ready-made investment or future home base.

Inside, enjoy the benefits of a new roof, evaporative ducted air conditioning, updated electricals, fresh internal paint, new carpets, and a refreshed laundry. Ceiling fans with integrated LED lighting add modern efficiency and style throughout key rooms.

The cosy lounge features a slow combustion heater, ideal for winter, while ducted cooling keeps the home comfortable in warmer months. The renovated bathroom includes a shower-over-bath and a separate toilet, and the kitchen offers generous cupboard space and functionality. Polished jarrah floors add warmth and character.

A standout feature is the massive 6m x 5.5m rumpus room at the rear — the perfect space for a second living zone, games room, or a dedicated area for

**Price** OFFER ACCEPTED

**Property Type** Residential

**Property ID** 11580

### Agent Details

Lee Jackson - 0427 440 954

Sarah Noonan - 0436 949 272

### Office Details

Port Pirie

90 Florence Street Port Pirie, SA,  
5540 Australia

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the kids to enjoy.

Additional features include:

- Single garage and carport
- Property on septic
- Council rates approx. \$1,805 p.a.
- Water supply approx. \$85 per quarter

Well-maintained and family-friendly — a solid investment with broad appeal.

Call Sarah 0436 949 272 or Lee 0427 440 954 for your private inspection today!

RLA228106

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