







# **Affordable Entry or Investment Opportunity**

Whether you're looking to step into the property market or expand your investment portfolio, this tidy and low maintenance home is a smart choice. With a strong rental history and solid bones, 9 John Street offers excellent value in a convenient Jamestown location.

#### **Kev Features:**

- Three Bedrooms All with easy-care lino flooring
- Functional Bathroom Includes shower, bath, hand basin and a separate toilet
- Tidy Kitchen/Dining Equipped with laminate cabinetry and lino flooring
- Comfortable Lounge A good-sized living space with a welcoming feel
- Practical Laundry Tiled floor with stainless steel trough

### **Additional Inclusions:**

- Electric hot water system
- Zoned reverse cycle ducted split system air conditioning
- Rainwater tank
- Garden shed for extra storage

**□** 3 **1** 1,148 m2

Price \$285,000
Property Type Residential
Property ID 11653
Land Area 1,148 m2

### **Agent Details**

Angus Barnden - 0427 662 812

## **Office Details**

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



Set on a well fenced block with a single mature gum providing shade in the backyard, the property offers scope to add value with garden or lawn improvements. Whether you're after a dependable rental or a blank canvas to make your first home, this is a great place to begin.

Please note some photos are previous advertising photos before tenants

Currently leased until early March 2026 \$280 per week - current rental appraisal available upon request

Land Size: 1,148m2\*

LGA: Northern Areas Council

Zoned Neighbourhood Council Rates: TBC

RLA228106

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