







Introducing Your Ideal Investment or First Home Opportunity!

Welcome to this charming residence, a neatly presented and low-maintenance package that perfectly suits first-time homebuyers, investors, or those seeking a more streamlined lifestyle. Don't miss the chance to secure this gem.

Key Features:

1. **Ideal Location:** Nestled in the sought-after suburb of Port Pirie South, this single-owner home, constructed in 1987, offers proximity to shopping and essential services.
2. **Price Guide:** This property boasts an attractive price range of $240,000 - $250,000, making it an excellent investment opportunity. Register your interest today to be part of this exciting auction.
3. **Comfortable Living Spaces:**
    - A separate lounge at the front, complete with a split system air-conditioner and ceiling fan.
    - Three bedrooms, with the master bedroom featuring a built-in robe, ceiling fan, split system, and direct access to the bathroom.
    - A modern kitchen, equipped with a walk-in pantry, dishwasher, and electric cooking.

3 1 2 725m2

Price	SOLD for $245,000
Property Type	Residential
Property ID	9455
Land Area	725 m2

Agent Details

Lee Jackson - 0427 440 954

Office Details

Port Pirie
90 Florence Street Port Pirie, SA, 5540 Australia
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    - An open-plan living area, complemented by a split system air conditioner, leading to an inviting entertainment space.
4. **Luxurious Bathroom:** The two-way bathroom includes an alcove and vanity, with the added bonus of massage jets in the bath for a touch of luxury.
5. **Efficiency and Savings:** Benefit from the cost-saving advantages of solar panels installed on the property.
6. **Ample Storage and Work Space:** A generously sized shed with concrete flooring and power supply, perfect for storage or as a workshop.
7. **Covered Parking:** A spacious carport ensures undercover parking and convenient access to the backyard.

Additional Details:

- **Allotment Size:** Approximately 765m2
- **Building Area:** Approximately 105m2
- **Council Rates:** Approximately $1,618 per annum
- **Emergency Services Levy (SA):** Approximately $71 per annum
- **Water Supply and Sewer Quarterly Charge:** Approximately $153.70

Disclaimer: While every effort has been made to ensure the accuracy of the information provided in this advertisement, we cannot guarantee or warrant the completeness and correctness of the details. Neither the owners nor their agent accept responsibility for any errors or omissions. We strongly recommend that prospective purchasers conduct their own due diligence. All inclusions and exclusions should be confirmed in the contract of sale.

Don't let this fantastic opportunity slip through your fingers. Contact us today to learn more or schedule a viewing!

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