

116 Carlton Parade, Port Augusta, SA, 5700



House For Sale

Wednesday, 13 November 2024

116 Carlton Parade, Port Augusta, SA, 5700

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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Investment Opportunity with Solid Returns - Reluctant Sale

Seize this rare opportunity to own an appealing, low-maintenance investment property with excellent tenants on a fixed lease until April 2025, currently earning \$300 per week. With a current rent appraisal coming in around the \$340 - \$360 per week.

This charming 3-bedroom home offers comfort and privacy, featuring a private entry, open-plan living, dining, and a well-appointed kitchen with split system air-conditioning. Two of the 3 bedrooms offer split-system air conditioners, ensuring year-round comfort. The property also includes a tiled bathroom, and a spacious, semi-enclosed undercover entertainment area perfect for gatherings or relaxation.

Additional features:

- Secure parking for multiple vehicles via the single carport with electric roller door
- Double garage and workshop ideal for storage or hobby space
- Low-maintenance yards for reduced upkeep
- PVC cladding - no need to paint

Ideal for investors looking for a hassle-free property with immediate rental income and growth potential. Don't miss out on this solid investment opportunity!

FAQ

Current Lease - 28/04/2024 - 28/04/2025 - \$300 p.w rent

Current Rent Appraisal - \$340 - \$360 p.w

Certificate of Title - one CT

Strata or Community Title - NO, is Torrens Titled

Council Rates - \$2,111.64 p.a