

**14C Tassie St, Port Augusta, SA, 5700**



**House For Sale**

Thursday, 24 October 2024

14C Tassie St, Port Augusta, SA, 5700

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nicole Fox

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## **Solid Rental Income - Offering style, convenience & investment potential!**

Currently tenanted by a government body on a fixed-term lease until October 2025, it provides a solid rental income of \$515 per week, offering an impressive 6.85% gross return. This property truly blends style, convenience, and investment potential!

This immaculate 3-bedroom timber framed home is where modern comfort meets attention to detail, offering privacy and security in a prime location. Just a short stroll from the CBD shopping precinct and the breathtaking Foreshore, this property boasts an open plan living, kitchen complete with dishwasher and dining area overlooking the rear deck. The space is enhanced by a cozy combustion heater and split system reverse cycle air conditioning, while elegant tiling graces the main traffic areas for a sophisticated finish. Tiled bathroom, separate w/c and laundry with built in cupboards and under bench washing machine facility. Each of the three bedrooms is carpeted and equipped with built-in robes, with the master bedroom enjoying its own split system air-conditioner for year-round comfort.

Externally, the property shines with its ornate heavy-duty electric sliding gate, providing both security and visual appeal. Off-street parking is available behind the electric roller door for up to 4 vehicles, or you can take advantage of the spacious paved area for outdoor entertaining.

Adding versatility, the fully contained lined garage can serve multiple purposes. This beautifully tiled studio comes complete with a full kitchen, bathroom, split system air conditioning, roller shutters, and an attached single garage for extra storage.

The home is equipped with a Swann Security Camera System, ceiling fans, a 5kW solar system, roller shutters, and security screens for peace of mind.

Set on approx 371m<sup>2</sup> allotment. Enjoy a very low-maintenance lifestyle in this remarkable property, where every detail has been carefully considered.

### **FAQ**

Tenanted - 08/10/2024 - 08/10/2025

Rent - \$515.00 per week - equates to approx 6.85% gross return on full purchase price

2024/2025 Council Rates \$2,666.60 p.a

Sewer: TBC

Easement(s) - Nil