

**88 Edward St, Ottoway, SA, 5013**

**CENTURY 21**

**House For Sale**

Thursday, 14 November 2024

88 Edward St, Ottoway, SA, 5013

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Rosalie Grickage

## Looking to increase your rental port folio?

Attention investors!

This auction offers a prime opportunity to secure a valuable property. Currently tenanted until 26th September 2025, with a rental return of \$500 per week, equating to a steady \$26,000 per annum, this home guarantees immediate income potential. Located at the front of a newly established development, this 1960-built conventional home showcases timeless charm, featuring three well-sized bedrooms, a generous lounge area perfect for relaxation, and a functional eat-in kitchen/dining space.

The property boasts high ceilings that enhance the sense of space and evoke a nostalgic appeal, while still offering plenty of potential for modern renovations and upgrades.

Sitting on approximately 286 m<sup>2</sup> of land, this versatile property presents an excellent opportunity to maximize its value through thoughtful improvements.

Whether you're looking to preserve its classic character or enhance it for contemporary living, this home holds immense promise for capital growth.

Submit your offer before the auction and capitalize on a property that blends the best of past charm and future potential. With nothing to lose and plenty to gain, this is your chance to secure a promising investment with an attractive rental yield. Don't miss out on this smart realty shopper deal!

### AUCTION VENDOR STATEMENT

**\*\*PLEASE NOTE~** Form 1 – Vendor's Statement (Section 7) Land and Business (Sale and Conveyancing) Act 1994 will be made available to the public at Century 21 Beachside & Lakes, 57 Semaphore Road, Semaphore SA 5019 for 3 clear business days prior to auction

"The Best compliment you can give me is a referral to your family and friends."

CALL ROSALIE GRICKAGE at CENTURY 21 BEACHSIDE & LAKES, SEMAPHORE ON 8242 1233 OR 0419 032 042 FOR FURTHER INFORMATION

Century 21 Real Estate Semaphore