

9 Peart Cres, Murray Bridge, SA, 5253



House For Sale

Thursday, 14 November 2024

9 Peart Cres, Murray Bridge, SA, 5253

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Attention Investors!

The first inspection time will be Saturday, 7 December at 3 PM, please get in touch today to register your interest for the inspection!

For those who are after an ideal investment with a brilliant return from a dual occupancy opportunity, then here is one that fits the bill.

Welcome to 9 Peart Crescent, a neat and tidy home featuring three generous bedrooms, one bathroom, and a spacious living and dining area in the main house plus a separate detached studio with one bedroom, one bathroom an enclosed verandah for entertaining space. The property is fenced creating privacy and separation between the front house and the rear flat.

- Potential rental return for the front home is \$360 - \$380 per week.
- Potential rental return for the detached studio is \$240 - \$260 per week.
- Combined rental income between \$600 - \$640 per week.
- Front house is currently rented for \$350 per week.
- Studio is currently rented for \$250 per week.

The land offers a large 819sqm deep allotment within walking distance to nearby parks, bike tracks and reserves. With established, low-maintenance gardens, a fully fenced yard, long driveway to the detached studio with and plenty of off-street parking, this property is perfect for those seeking plenty of space while remaining central to all the services Murray Bridge has to offer.

This property is exclusively available only on our website and to buyers registered with us. If you are interested in having a look through, please get in touch with us today to register your interest for the inspection at 3pm on Saturday the 7th of December 2024.

Located only a 5 minutes drive from Murray Bridge Shopping Centre and within walking distance to bus stops and local schools including the Fraser Park Primary School. You're an easy 50-minute drive to the city of Adelaide and a short 30-minute commute to facility-rich Mount Barker. With nothing to do but move in and enjoy all Murray Bridge has to offer, this offering represents true value for money. This home really is a surprise package within walking distance of all local shops, restaurants, sporting facilities, and schools.

For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days.

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their inquiries and obtain their own legal advice.