

# Lot 242 St Nicholas St, Coober Pedy, SA 5723

ANDREWS PROPERTY

## House For Sale

Wednesday, 8 January 2025

Lot 242 St Nicholas St, Coober Pedy, SA 5723

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 809 m<sup>2</sup>

Type: House

**\$69,000**

Two-bedroom aboveground neat home set in a neutral and fresh colour scheme of white, yellow & cream with carport attached to the side of the home and fully fenced. Functional and dated 'u' shaped kitchen with gas stove/oven, single sink with cupboards. Limited bench space with cupboards plus skinny breakfast bar. The kitchen opens to the combined dine and living areas, which has a large split system air conditioning unit cooling the main areas and facing towards the bedrooms. Main entry to the home in via the attached carport and there is also a guest entry via the living area. (both ends of the home have an access point!). The bathroom can be accessed from the main entry via the laundry and has a shower over small corner bath, hand basin & toilet, the laundry has a trough plus tiled-topped bench where the HWS is housed underneath. Both areas tiled. The two bedrooms are carpeted, and decent in size. Carport attached to the side of the home, with shade cloth covering the side exposed to the setting sun. Pedestrian gate access to Bean Street behind. This property is fully fenced, on an approx. 809sqm freehold title. New flooring and window treatments plus a fresh lick of paint would work a treat. Lots of options available to spruce up and modernise this much-loved home. A fine opportunity for the first home buyer, couple/single person, young family and or investor. A rental appraisal suggests this home could earn \$190pw to \$210pw. Viewings by appointment only, please contact locally based Agent, Misty on 0428 105 528.