



### Great Location Great Investment!

\$299,950

Currently tenanted at \$295 per week on a fixed tenancy until early December 2020, this property could easily become an asset to your investment portfolio.

Built in 2010, and set on a 406m<sup>2</sup> allotment, this steel frame villa is the epitome of low maintenance living.

Boasting 4 bedrooms, master with walk-in robe and ensuite, bedroom 3 currently utilised as a study, and main 3-way bathroom with linen storage.

The spacious kitchen offers large pantry, electric oven and stove, the added convenience of a dishwasher, and a raised breakfast bar overlooking the dining and living areas.

Outdoors there is a secure and easily maintained lawn area with established shrubs ? perfect size for a kid's play area, or future pergola/entertaining area (stcc).

The home is serviced by a split-system air-conditioner, and the single garage has direct access inside.

Call today to arrange a private inspection.

RLA: 249396

The safety of our buyers, sellers and the community at large is of paramount importance. We align our business practice with Government health regulations and our team is here to ensure we best accommodate your needs with respect to viewing times, with vacant inspections and all social distan

### Upcoming Inspections

Inspect by appointment, contact agent.

### Land Size

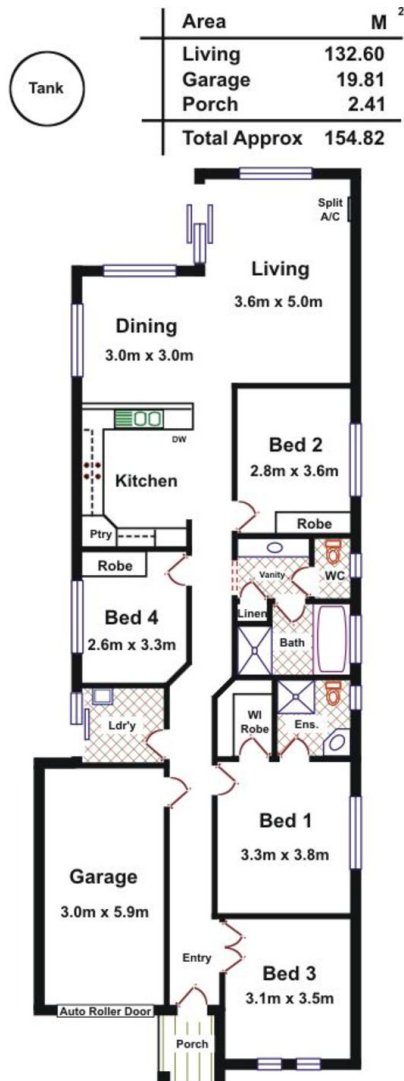
406 m<sup>2</sup>

### Kies Real Estate

enquiries@kies.com.au

08 8523 3777

3A Adelaide Road, Gawler 5118



Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

