



**Lavis**  
REAL ESTATE  
**9 Yates Street, Port Pirie**  
**For Sale**



## Enter the Market with this Ideal Home Providing Great Value

Located within walking distance to the Risdon Park Primary School and Saint Marks Primary & Secondary School sits this ideal home perfect for those seeking a low maintenance lifestyle at an affordable price.

Comprising of a neat kitchen and open plan living area with split system air conditioning for all year round comfort the home lends itself to easy cleaning due to the polished floorboards flowing throughout this area.

There are 3 bedrooms, 2 of which feature polished floorboards and the 3<sup>rd</sup> with carpet while the tidy bathroom has a shower and the toilet is located separately off the laundry. Externally there is a carport, garage and a rear verandah area while both the rear and front yards are easy care.

Property is currently leased to a long-term tenant until July 2021 at \$175 per week which makes it attractive to those buyers searching for another investment property.

\* Following current Covid-19 guidelines and government regulations, we are only conducting private inspections by appointment only. Please contact the sales agent to make an appointment to inspect this property \*

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	\$165,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2845
<b>Land Area</b>	697 m2

### Agent Details

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### Office Details

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