



54 Portland St, Penola



### INVESTORS – Affordability + proven rental history

It's hard to believe this price.

In a nutshell a property priced at under \$100,000 with a proven rental history, previously tenanted for \$185 per week. This is an outstanding opportunity for the astute investors, those wanting to kick start their property portfolios, first home owners or retirees.

On offer, a solid Mount Gambier stone duplex set on a 745m<sup>2</sup> corner allotment, with vineyard views. The property is ready to live in as-is, and equally has enormous potential as a renovator's delight.

The house itself comprises a separate living room with gas heater, spacious kitchen / meals with timber cabinetry (in good condition) timber look lino & overall a nice & neutral colour scheme. 3 bedrooms & a bathroom all come off a central hallway (with linen storage) and completing the property; a practical laundry & separate toilet.

At the rear of the house, a lovely porch with an outlook over the back yard. The whole of the property is secure, has a 2-car driveway and a scattering of mature trees.

Penola's most affordable home surely won't be listed for long. Call Meg or Karly to arrange your private inspection today.

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>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	667
<b>Land Area</b>	745 m <sup>2</sup>

#### Agent Details

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#### Office Details

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