



blue chip  
investment  
opportunity



## Lot 69 Actil Avenue, Woodville (St Clair Estate)

Surrounded by new housing in St Clair Estate, this 3-bedroom courtyard home, only 15 minutes from the CBD, is a perfect investment opportunity!

Price: \$679,000\*  
 Lease: 1 year plus 3 x 1 year options\*  
 Rental: 7% of purchase price (\$47,530 per annum based on \$679,000)  
 Furniture: Furniture included\*  
 Land area: 375sqm

Set and forget: Statesman is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details).

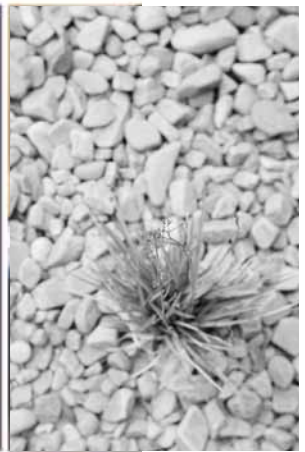
This brand new contemporary courtyard design from Statesman Homes captures the essence of executive modern living. A striking and inviting portico adds street appeal and welcomes you into the spacious entry hallway filled with natural light that greets you at the front of the home. Displaying elegant and neutral tones, this quality home incorporates an abundance of superior finishes throughout the 3-bedrooms, study, family, meals and alfresco areas, such as quality floor tiles, quality carpet to bedrooms, downlights, a/c throughout & designer bathroom and kitchen accessories and appliances. Close to all local amenities and facilities, and only minutes from Adelaide's best beaches, the opportunity to own a fabulous investment property like this, does not come around often!

Don't delay - this opportunity won't last!



evanston

Living Area: 154.03 sqm  
 Porch: 1.50 sqm  
 Garage: 36.00 sqm  
 Alfresco: 11.28sqm  
 Total: 202.81 sqm (21.78 squares)  
 Width: 11.50m (inc. double garage)  
 Depth: 21.84m



- COURTYARD
- 2 Bathrooms
- 3 Bedrooms
- 2 Car garage
- 1 Living
- 1 Study



21.78 Squares



Note: there may be slight differences between the floorplan shown above and the actual home