



blue chip
investment
opportunity



Lot 68 Actil Avenue Woodville (St Clair Estate)

Close to all amenities and schools, and an easy commute to town, this is your opportunity to own one of South Australia's best display homes only 15 minutes from the CBD.

Price: \$685,000
Lease: 1 year plus 4 x 1 year options
Rental: 7% of purchase price (\$47,950 per annum based on \$685,000)
Furniture: Furniture included at no charge
Land area: 375 sqm

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

This home, designed by award winning architect Max Pritchard, offers all the conveniences you expect and the comforts you want in a modern home - location, privacy and quality finishes. Incorporating a double garage (with direct access into the home), luxurious master bedroom suite, and 3 additional bedrooms located off the central hallway which guides you to the rear of the home, perfect for entertaining with a spacious corner kitchen and three sets of sliding doors to encourage you outside. This home comes as a complete package with air conditioning, fully landscaped front and rear gardens, alarm system and furniture. Conveniently located minutes to local shops, schools, public transport and pristine beaches makes this a very appealing acquisition for the astute investor.

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

Yale

21.33 squares



Size Specifications

Living:	151.94m ²
Porch	10.72m ²
Garage	36.00m ²
Total	198.66m ² / 21.33 sqs
Width	11.50m (incl. double garage)
Depth	23.50m

Filled with natural light, this home features three sets of sliding doors in the living and meals area – great for summer entertaining

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