



## 54 Sedgemoor Road CRAIGMORE SA

3 1 1

To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Mike Lao and Edge Realty are proud to present to the market this savvy investment opportunity. The property is currently tenanted at \$300 per week with a fixed lease in place until 11.06.2022, this is your chance to secure a set-and-forget addition to your property portfolio.

The layout offers three bedrooms, all with mirrored built-in robes while the main bedroom enjoys a beautiful bay window and ensuite access to the two-way bathroom with a separate bath, toilet and vanity for added convenience. Set at the rear of the layout is the main living space with an open-plan design ready for the chaos of family life.

There is a family room and meals area as well as a kitchen

**Price** : \$ 290,000  
**Building Size** : 98 sqm  
**Land Size** : 300 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/craigmore/residential/house/6702369>



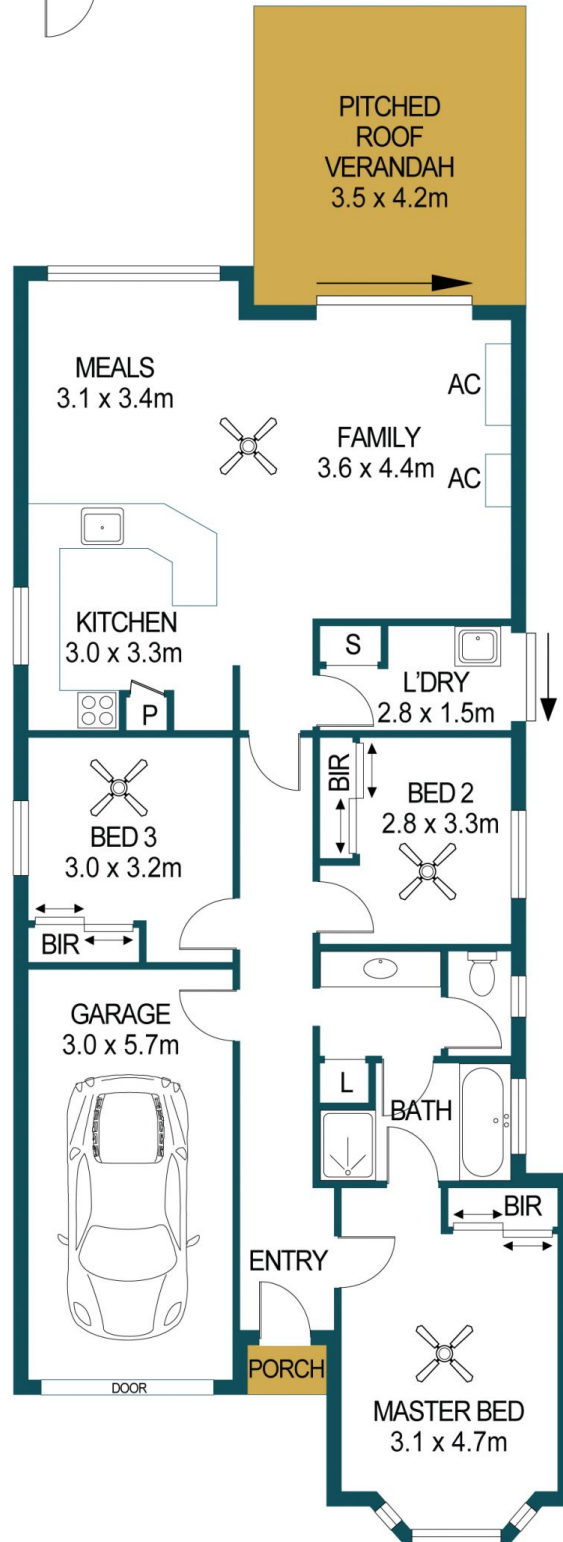
**Mike Lao**  
0410390250



**Tyson Bennett**  
0437161997



SHED  
2.3 x 1.5m



APPROXIMATE DIMENSIONS

LIVING:	98.2m <sup>2</sup>
GARAGE:	17.1m <sup>2</sup>
SHED:	3.5m <sup>2</sup>
PORCH:	0.8m <sup>2</sup>
VERANDAH:	14.7m <sup>2</sup>
TOTAL:	134.3m <sup>2</sup>

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### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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