



## The ultimate city fringe freehold investment

Medical/Consulting • Offices

21 Oxford Terrace, Port Lincoln, SA 5606

**Floor Area:** 890 m<sup>2</sup>

**Land Area:** 2803.00 m<sup>2</sup> (approx)

### Property Description

Value add plus income - a commercial investment and residential house.  
A rare opportunity to secure a fully leased substantial commercial property plus a separate 3 bedroom home on adjoining property situated on 20 Tobruk Terrace, providing additional income with scope for improvement.

- Total land holding of 2,803 square metres over 2 Certificates of Titles
- Generous corner site, situated on the fringe of Port Lincoln CBD
- Convenient on site car parking for 40 vehicles
- Zoned Residential (Lincoln Central)
- Long term established tenancy
- Potential subdivision (STCC) in long term future

21 Oxford Terrace Port Lincoln:  
Currently leased to Country & Outback Health Inc. Current rent is \$5,925.58 per month excluding GST and outgoings (\$71,106.95 per annum) and there is a 2 year lease in place with one further right of renewal commencing August 2019.

20 Tobruk Terrace Port Lincoln:  
Currently leased as a long term residential property with current rent of ...

**Sold**

**\$550,000**

Sold: Wed 13-Mar-19

### Additional Details

Tenure Type	Zoning
Vacant Possession	Residential - Lincoln Central



**Steve Kemp**

0418837075

**Kemp Real Estate Pty Ltd - Port Lincoln**

38 Liverpool Street, Port Lincoln SA 5606

