

Sold

## 3 Church St, Spalding

### Transportable Home in Convenient location

A hop skip and a jump from the local school, or short walk to the main street this property is ideally suited to a young couple or those with a young family, with a fenced yard for pets and chooks or kids to play safely. A neat transportable with a large feel thanks to the open plan kitchen/meals, lounge room and raked ceilings throughout the home.

- 3 bedrooms with carpet floor and Main having a built in robe
- 1 Bathroom with single vanity, shower, bath and separate toilet
- Kitchen has easy care lino floor, with plenty of cabinetry and shelving along with freestanding electric oven and cooktop
- Lounge room has asplit system air conditioner and slow combustion heater for year round comfort
- Laundry is tidy with tiled floor and stainless steel wash trough

With a small lawned area to the rear and established garden on the dual street frontage, this could be your next quiet getaway or half way commute from the Clare Valley.

Additional Features:

- Electric hot water system
- Front porch
- Double carport
- 6 x 4m lined shed with power and concrete floor doubles as game room
- Chook run

Land Size: 1,175 sqm approx.

LGA: Northern Areas Council

 3  1  2  1,175 m2

**Price** SOLD for \$225,000  
**Property Type** Residential  
**Property ID** 10023  
**Land Area** 1,175 m2

#### Agent Details

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**WARDLE**  
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Real Estate

Zoned: Neighbourhood

CT5633/39

RLA228106

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