








## Character Family Home with Land

This character home offers a unique blend of historic charm and contemporary comfort. The original part of the home boasts beautiful pressed tin ceilings, while the central hallway showcases floorboards that lead to the inviting lounge and rumpus room.

Three generous bedrooms with carpet floors and built in robes to bedrooms 2 & 3

The spacious kitchen features an electric stove, double stainless steel sink, and a wood-burning stove. The light-filled lounge room is the heart of the home, equipped with a slow combustion wood heater and a reverse cycle air conditioner for year-round comfort.

An additional rumpus area with sliding door access to the yard and hallway lead to the classic bathroom, featuring a shower, bath, timber vanity, and toilet. The laundry room offers ample space with a double wash trough.

The versatile shopfront portion of the property presents endless possibilities. Currently configured as an office with timber desk and a storage space, it could easily be transformed into a living area.

The home sits on a spacious 2,023m²* corner allotment, providing plenty of outdoor space.

3 1 2,023m2

| | |
|---|---|
| **Price** | SOLD for $300,000 |
| **Property Type** | Residential |
| **Property ID** | 11148 |
| **Land Area** | 2,023 m2 |

### Agent Details

Sarah Noonan - 0436 949 272
Martin Stringer - 0417 897 159

### Office Details

Crystal Brook
50 Bowman Street Crystal Brook, SA, 5523 Australia
08 8636 2351

WARDLE Co. Real Estate

Gas hot water with gas supplied by bottles.

**The option to purchase 2 additional allotments for $50,000 each**

- Allotment 95 – 1 acre* with access from Moorhouse Street
- Allotment 98 – 1 acre* with access from Moorhouse Street & Mundoora Terrace

*Denotes Approximate

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.