







A Home Designed for Comfort and Easy Living

This property offers a warm and welcoming feel from the moment you step inside. Beautiful natural timber **flooring** flows through the entry, living, passage and bedrooms, with vinyl timber look in the kitchen and dining, enhancing the charm and simplicity of the home. Featuring **robed bedrooms** and a **convenient 3-way bathroom**, the home is perfectly suited to families, busy professionals, or those seeking practical everyday living.

Comfort is assured year-round with **ducted evaporative cooling** and a **split system in the casual living area**. The **semi open-plan layout** provides a flexible living arrangement, connecting effortlessly to the outdoor space.

Step outside and enjoy the **outdoor living area**, ideal for weekend BBQs, relaxing, or entertaining friends and family. A **great powered shed** adds extra appeal, offering excellent storage or workshop potential. With a little love the yards would easily come back to all their glory.

The **well-appointed kitchen** features ample storage and generous bench space, making meal preparation a breeze.

Whether you're a first home buyer, downsizer, or investor, this property offers an easy-care lifestyle with all the essentials in place.

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Price	SOLD for $250,000
Property Type	Residential
Property ID	11950

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
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WARDLE Co. Real Estate

Property Specifications:

- Certificate of Title: 5386/928
- Council: Roxby Downs
- Zoning: GN (General Neighborhood)
- Year Built: 1997
- Land Size: 730m² (approx.)
- Council Rates: $807.00 per quarter (approx.)
- ESL: $66.50 annually (approx.)

** SMS/MMS OFFERS NOT ACCEPTED. **

Disclaimer All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice

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