

Under contract



2 Ewing Street, Kadina



## VERSATILE CORNER ALLOTMENT IN HEART OF TOWN

This solid 3 bedroom home offers a fantastic opportunity for renovators, investors, or those seeking a well located property with future potential.

The home features a main and second bedroom with ceiling fans, a comfortable lounge with split system air conditioning and slow combustion heater, plus a functional kitchen complete with walk-in pantry and adjoining dining room.

The bathroom requires renovation and currently includes shower, vanity and w/c. Additional features include a linen press and separate external laundry.

Energy efficiency is well catered for with a 7kW\* solar system and 10kW\* battery, helping to keep running costs down.

Outside, the property continues to impress with:

- Large rear verandah ideal for entertaining
- Single garage with automatic roller door and workshop space
- Carport plus additional rear carport
- Low maintenance front and rear gardens
- Secure, fenced yard

Positioned on a corner allotment with valuable side access to a rear lane, the property sits in a convenient Town Centre location.

3 bedrooms, 1 bathroom, 4 car spaces, 480m<sup>2</sup>

<b>Price</b>	\$359,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12315
<b>Land Area</b>	480 m <sup>2</sup>

### Agent Details

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### Office Details

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A standout feature is the two separate titles, and zoned Town Centre Main Street, offering flexibility for future development, resale, or investment (subject to necessary consents) all situated on a 480 sqm\* allotment.

Contact us today to book your private inspection!

RLA228106

\*Denotes approximate

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