



9 Binney Road, Crystal Brook



Easy Living in Crystal Brook

Set in the welcoming town of Crystal Brook, this well-maintained home is positioned on the edge of town, offering a peaceful and private setting surrounded by established gardens and lawns. A great opportunity, the property is now hitting the market and presents an appealing chance to secure a comfortable home in a well-regarded regional location.

Stepping inside, the main living area forms the functional heart of the home, featuring tiled flooring, split system air conditioning, and a ceiling fan for year-round comfort. The adjoining kitchen is well equipped with an electric stove, dishwasher, and stainless steel sink, providing a practical space for everyday living. A second cosy living room with carpet flooring and ceiling fan offers additional space to relax or entertain.

The home comprises three bedrooms, with built-in robes to both the master and second bedroom. The well-appointed three-way bathroom includes a shower, bath, large vanity, and separate toilet, while the laundry provides convenient external access.

Outside, the home continues to impress with a rear verandah. A large 12m x 4m* carport with roller door access offers excellent vehicle accommodation, while the 7.4m x 6.2m* shed with concrete flooring and power provides the perfect workshop or storage space.

 3  1  2

Price \$425,000 - \$445,000

Property Type Residential

Property ID 12317

Agent Details

Sarah Noonan - 0436 949 272

James Wardle - 0407 362 105

Office Details

Crystal Brook

50 Bowman Street Crystal Brook, SA,
5523 Australia

08 8636 2351

WARDLE
Co.
Real Estate

Surrounded by established private gardens and lawns, the property also features ducted reverse cycle air conditioning, electric roller blinds to the front windows, and electric hot water, delivering comfort and practicality in a peaceful regional setting.

Currently tenanted until February 2027 at \$400 per week.

2025/26 Council Rates: \$2,169.85*

Land Size 713m²*

*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.