








## A Little Charm, Extra Space & Room to Improve

4 1 3 767m2

Conveniently located and ready for someone to roll up their sleeves, this three-bedroom home offers more space than first meets the eye. An attached extension adds a large rumpus and fourth bedroom, while the generous 767m²* allotment provides room to enjoy outside. With childcare, schools and the golf club nearby, plus a bus route along Hannan Street, there's plenty here to work with.

- Three bedrooms in the original home, two with built-in robes
- Attached extension with large rumpus and fourth bedroom with built-in robe
- Rumpus opens to the rear entertaining area
- Neat kitchen with mains gas cooktop
- Instantaneous gas hot water
- One bathroom
- Split system in the kitchen/dining area
- Roller shutters

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|---|---|
| **Price** | $449,000 |
| **Property Type** | Residential |
| **Property ID** | 12721 |
| **Land Area** | 767 m2 |

### Agent Details

Lee Jackson - 0427 440 954

### Office Details

Port Pirie
90 Florence Street Port Pirie, SA, 5540 Australia
08 8633 4555

WARDLE Co. Real Estate

- Rear ramp access
- Established fruit trees and a small rainwater tank
- Single carport and garage
- Some repairs and updating required—bring your tools and ideas
- Allotment: 767m²*
- Council rates: $1,850* per annum

Contact Lee Jackson on 0427 440 954 to arrange your inspection.

Settlement will be subject to the grant of probate. Please discuss timing with the agent.

All measurements and figures are approximate. Information supplied is believed accurate but cannot be guaranteed. Purchasers should make their own enquiries regarding condition, improvements and approvals.

RLA228106

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