



## 17 Coonawarra Road, SUNNYSIDE, SA 5253

### Rural Retreat , Residential Comfort

Living with a rural outlook is something so many of us desire, especially when there's the added bonus of modern living accommodation and only a short drive to the regional town of Murray Bridge.

Situated on 1.529Ha (3.7 acres) You can enjoy the river and country lifestyle in this beautiful location only minutes from the nearby river. The land has been impressively established with approximately 400 Kalamata and Spanish Queen olive trees, many fruit trees and lovely cottage gardens surrounding the home.

The modern colonial style home has been upgraded and includes open plan kitchen and living, 3 bedrooms and bathroom. Features of the home include raked ceilings reverse cycle split system air conditioner in the lounge and reverse cycle air conditioners in the bedrooms and near new floor coverings.

A large enclosed verandah runs the length of the home at the rear and has a large shade house bird aviary along the side of the home. A 6m x 6m shed with an attached double carport and shade house, chook yard and vegie gardens complete this impressive property

**TYPE:** Sold

**INTERNET ID:** 21950136

#### SALE DETAILS

**\$350,000**

#### CONTACT DETAILS

**Murray Bridge**

93 Railway Terrace

TAILEM BEND, SA

08 8572 8006

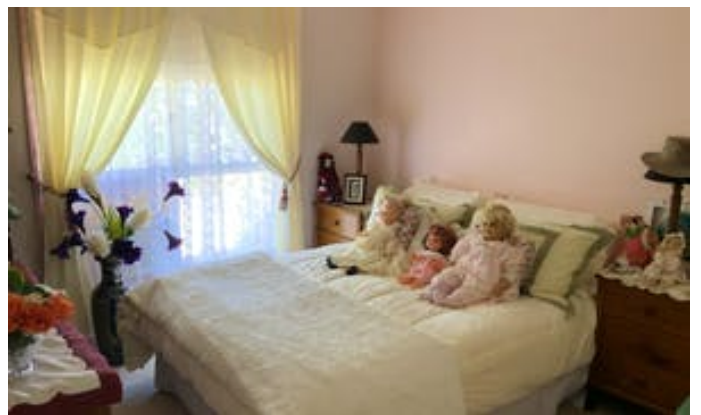
RLA: 62833

**Gavin Clarke**

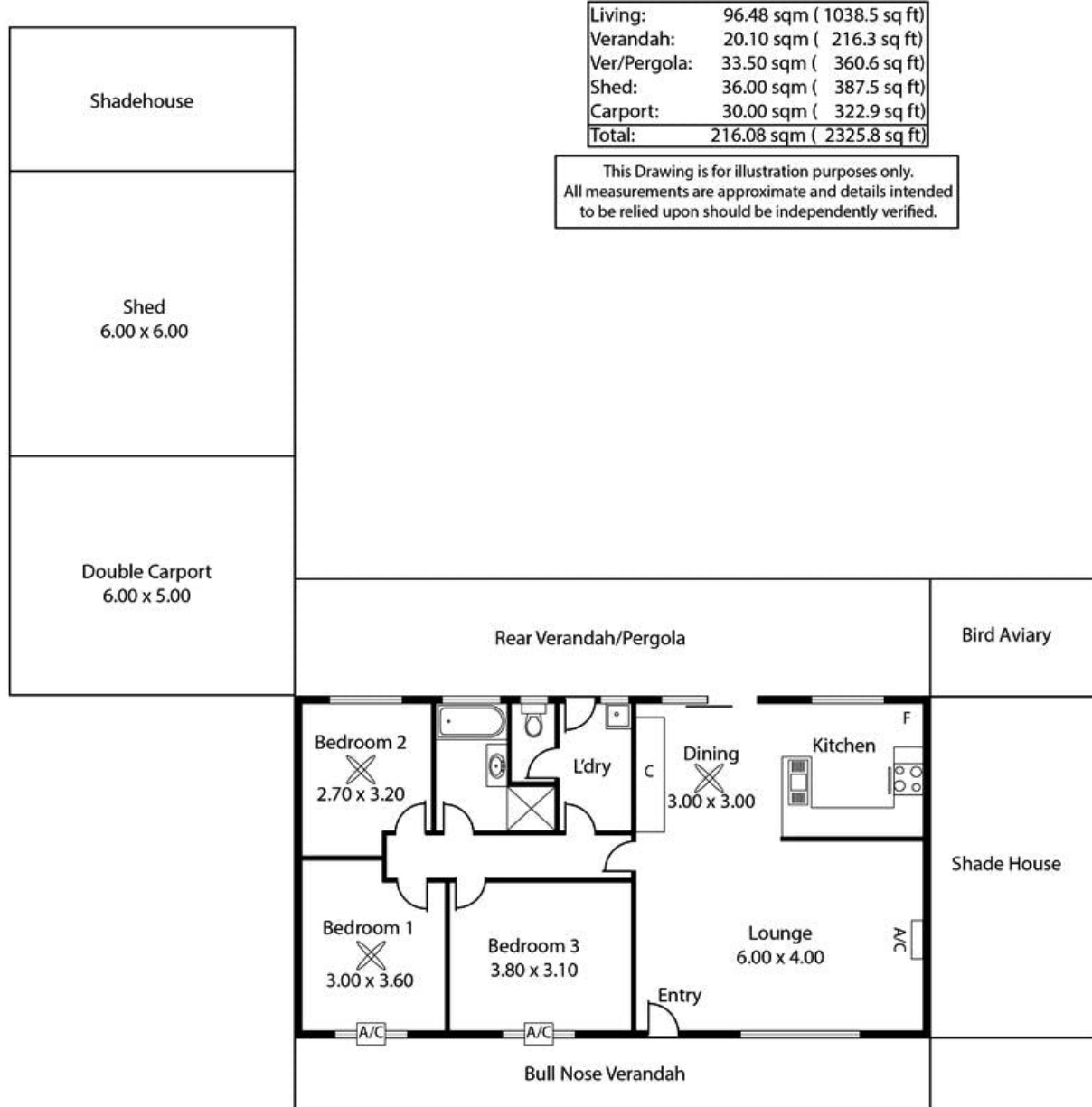
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A property with plenty to offer a range of buyers!

- Bedrooms: 3
- Bathrooms: 1







|               |                                   |
|---------------|-----------------------------------|
| Living:       | 96.48 sqm ( 1038.5 sq ft)         |
| Verandah:     | 20.10 sqm ( 216.3 sq ft)          |
| Ver/Pergola:  | 33.50 sqm ( 360.6 sq ft)          |
| Shed:         | 36.00 sqm ( 387.5 sq ft)          |
| Carport:      | 30.00 sqm ( 322.9 sq ft)          |
| <b>Total:</b> | <b>216.08 sqm ( 2325.8 sq ft)</b> |

This Drawing is for illustration purposes only.  
 All measurements are approximate and details intended  
 to be relied upon should be independently verified.