

27 Matson Street, MENINGIE, SA 5264

Think Outside The Square - Fantastic Investment Opportunity

27 Matson Street Meningie is well known throughout the area as the surgery of iconic vet Dr. Harry.

Designed over two levels and sited on a spacious 884sqm corner allotment, the property offers an exciting opportunity for the astute purchaser to generate two separate income streams.

The ground level comprises reception area and surgery along with 3 storage and utility rooms, toilet and laundry facilities. For those that think outside the square, has potential to take advantage of the holiday market and with a few modifications would adapt to AirB&B or holiday acomodation.

The upper level comprises 3 bedrooms, open plan kitchen dine lounge and bathroom laundry. The timber deck balcony enjoys views over the landscaped gardens.

Other features of the property include a 9m x 6m shed with mezzanine floor, power and concrete floor, 8m x 6, detached carport with concrete floor and driveway, 1.5kw solar system and established gardens.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale
INTERNET ID: 22071565
SALE DETAILS
Best Offers (\$250k +)

CONTACT DETAILS

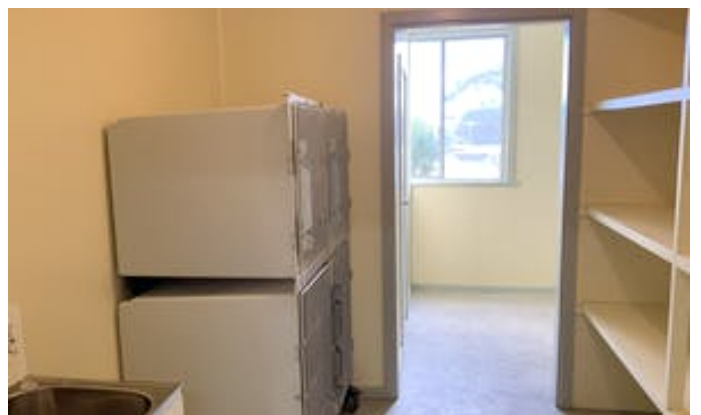
Murray Bridge
 93 Railway Terrace
 TAILEM BEND, SA
 08 8572 8006
 RLA: 62833
Gavin Clarke
 0417 859 733

Currently tenanted at \$230.00 per week

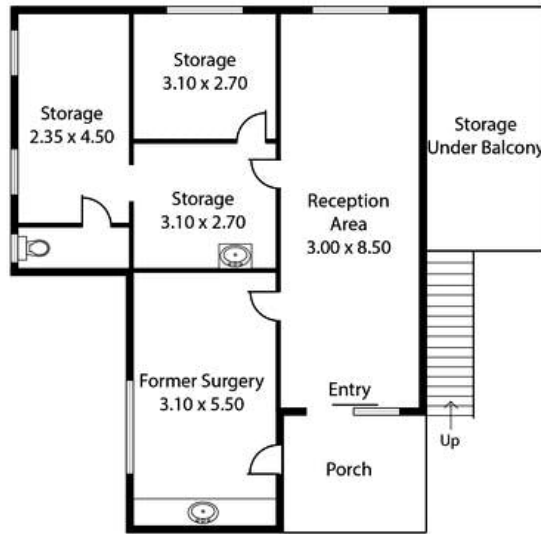
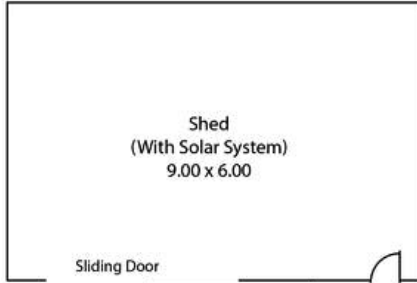
A wonderful opportunity to purchase as an owner occupier, Investor or for holiday accomodation.

Other features: Close to Schools,Close to Shops,Garden,Secure Parking

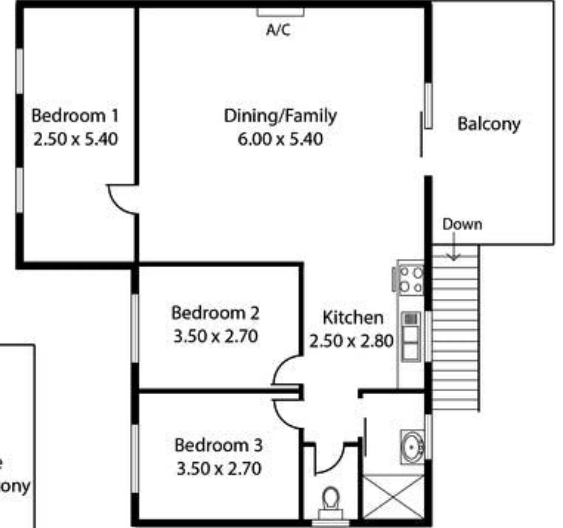
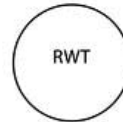
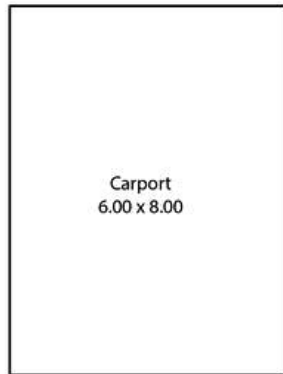
- Land Area 884.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Single garage
- Single carport
- Air Conditioning







LOWER LEVEL



UPPER LEVEL

Living:	173.00 sqm (1862.2 sq ft)
Porch:	8.06 sqm (86.8 sq ft)
Balcony:	13.78 sqm (148.3 sq ft)
Shed:	54.00 sqm (581.2 sq ft)
Carport:	48.00 sqm (516.6 sq ft)
Total:	296.84 sqm (3195.1 sq ft)

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