



35 Bergmann Drive, CEDUNA, SA 5690

Fantastic Uninterrupted views of Murat Bay - Price Reduced

Located on prominent Bergmann Drive taking in the beautiful view and sunsets every night, this is what people only dream about. Literally, next door to the School, imagine not having to take your children to school or sit outside and listen to the children at play during breaks and peace in quiet after 3.30 pm.

Access this home via the combined dining/kitchen, which has undergone a renovation, equipped with electric oven, coil hotplates, range hood, fridge alcove, U shaped benches, tiled floor and a large reverse cycle wall air conditioner covering the open planned living area. The large lounge has newly laid carpet along with the passage and 2 of the 3 bedrooms. The home's 3 front rooms have large windows showing off the bay views and letting in plenty of natural light. Ceiling fans exist in the lounge and 3 bedrooms, also all have built-in robes. 3rd bedroom has polished pine floorboards which could also be an office. Passage houses a large built-in linen cupboard. The bathroom consists of a bath, shower alcove, vanity, wall mirror and dual heat light/exhaust. Laundry has stainless steel trough, another built-in cupboard plus external access. The toilet is located off the laundry.

The house is protected by a 4m rear verandah which is part cement and paved, along with the tidy back yard. A cement ramp has been erected leading to the rear door for easy access. The most significant yard feature is the newly constructed 8m wide x 10m deep double garage with 2 automatic roller doors, side door entry, cement floor and power. The front yard is beautifully manicured with white gravel and beds of roses of all

TYPE: Sold

INTERNET ID: 22811206

SALE DETAILS

\$299,000

CONTACT DETAILS

PORT LINCOLN

88 Liverpool Street
PORT LINCOLN, SA
08 8621 2100
RLA: 62833

Elaine Seal

0428 400 210

colours.

Very neat package indeed with views you can't ignore. Properties of this location don't come up very often, contact Elaine now.

Other features: Built-In Wardrobes, Close to Schools, Garden, Formal Lounge

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single garage
- Air Conditioning









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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