



1 Mudge Street, CEDUNA, SA 5690

Ideal Investment Opportunity

Positioned on the prominent corner of Mudge and Payne Street, this charming property presents an exceptional opportunity for investors, families, or couples seeking a move-in ready home with minimal upkeep and maximum comfort.

The home is beautifully framed by a well-established, low-maintenance front garden featuring hardy plants and raised garden beds-creating an inviting street presence. Step inside via the welcoming front porch into a functional layout that flows seamlessly from the entry hallway into a spacious lounge and open-plan dining and kitchen area.

The kitchen is a standout, tastefully upgraded with rich dark wood cabinetry that complements the stunning polished jarrah floorboards. A brand new gas oven and grill, overhead rangehood, and ample cupboard and drawer space make this U-shaped kitchen both practical and stylish. The adjacent lounge features a cozy wood combustion heater and a reverse cycle wall air conditioner, ensuring comfort all year round.

The three well-sized bedrooms, lounge, and hallway are all carpeted for added warmth and comfort. For security and peace of mind, all front windows are fitted with automatic electronic exterior roller shutters. The main bedroom also boasts its own reverse-cycle

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: 300P185311

SALE DETAILS

\$285,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

Elaine Seal

0428 400 210

air conditioner.

A recently updated bathroom includes a resealed shower alcove, repainted tiles, bath, vanity, and mirrored cabinet, with a separate toilet located next to the spacious laundry. The laundry is well-equipped with built-in storage, shelving, a stainless steel trough, and external access.

Step outside to the impressive enclosed pergola with an A-frame roof-ideal for entertaining in all seasons. Complete with lattice walls, shade cloth, fluorescent lighting, and even a dartboard, this space leads to a garden oasis featuring a variety of fruit trees, a 5,000-gallon water tank with pump, and fully fenced yard for privacy and safety.

To one side of the pergola is a gentle ramp that leads to a small lawn area, arched shade house vegetable garden, small garden shed, and an additional water tank. A large double garage with a concrete floor and rear workbench comfortably fits a pop-up caravan, while the adjoining 6m x 6m shed offers further storage, workbenches, and a disused cool room-perfect for the hobbyist or tradesperson.

A 5kW solar system significantly reduces electricity costs, and the home comes partly furnished with modern light and window fittings-meaning there's little to do but move in.

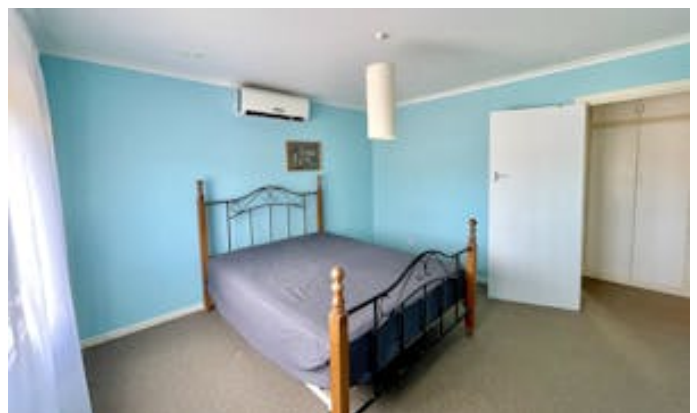
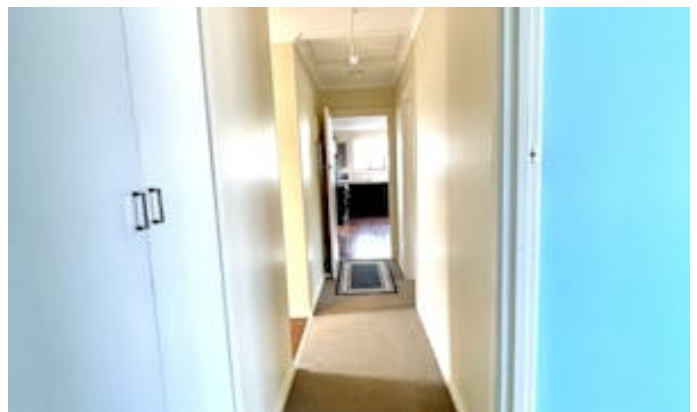
This property ticks all the boxes for comfort, functionality, and investment potential. A video tour is available on the website for your convenience.

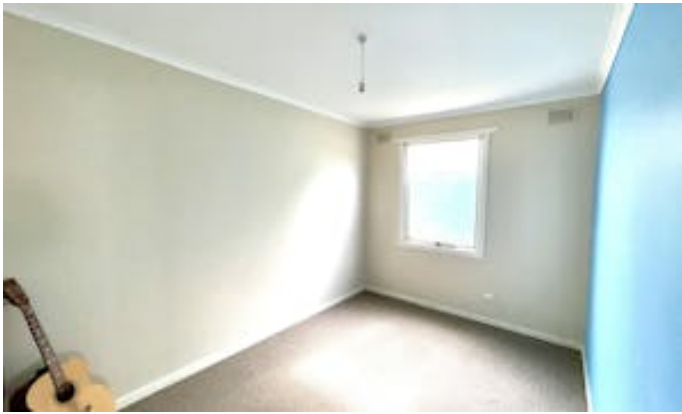
Don't miss your chance to inspect this gem-contact the agent today to arrange a private viewing or request more information. Opportunities like this don't last long!

Other features: Close to Schools, Partial Fit Out

- Land Area 834.00 square metres
- Building Area: 109.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage











This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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