



## 11 Bruce Road, BARMERA, SA 5345

### Ready to Move In, Easy to Enjoy

Positioned just minutes from Lake Bonney and Barmera's town centre, this well-presented home offers comfort, space and lifestyle in equal measure.

Inside, the property has been thoughtfully updated, featuring a modern kitchen complete with dishwasher and walk-in pantry, plus a stylish bathroom renovation. The living areas are kept comfortable year-round with split system air conditioning in the main bedroom and an evaporative air conditioner throughout, complemented by ceiling fans. The third bedroom offers a unique extra - a cellar with built-in shelving, providing excellent storage for wine, preserves, or a secure space for household items.

Step outside and you'll find a home designed for entertaining. A large, paved and covered entertainment area is ideal for weekend barbecues, while the fire pit with built-in seating sets the scene for relaxed evenings with family and friends. The backyard also includes a generous lawned area, perfect for kids or pets, and a large shed perfect for your ski boat, fishing boat or multiple cars.

With a double carport at the front, ample storage, and a land size of approximately 880m<sup>2</sup>, this home ticks all the boxes.

**TYPE:** For Sale

**INTERNET ID:** 300P185931

#### SALE DETAILS

**\$470,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Karen Nash**

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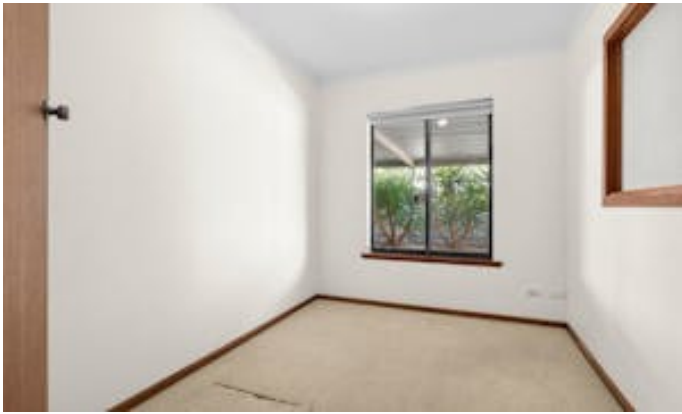
Whether you're looking for your first home, downsizing, securing a holiday escape near the lake, or seeking a strong investment with an Approximate rental return of up to \$400 per week, 11 Bruce Road is a smart choice.

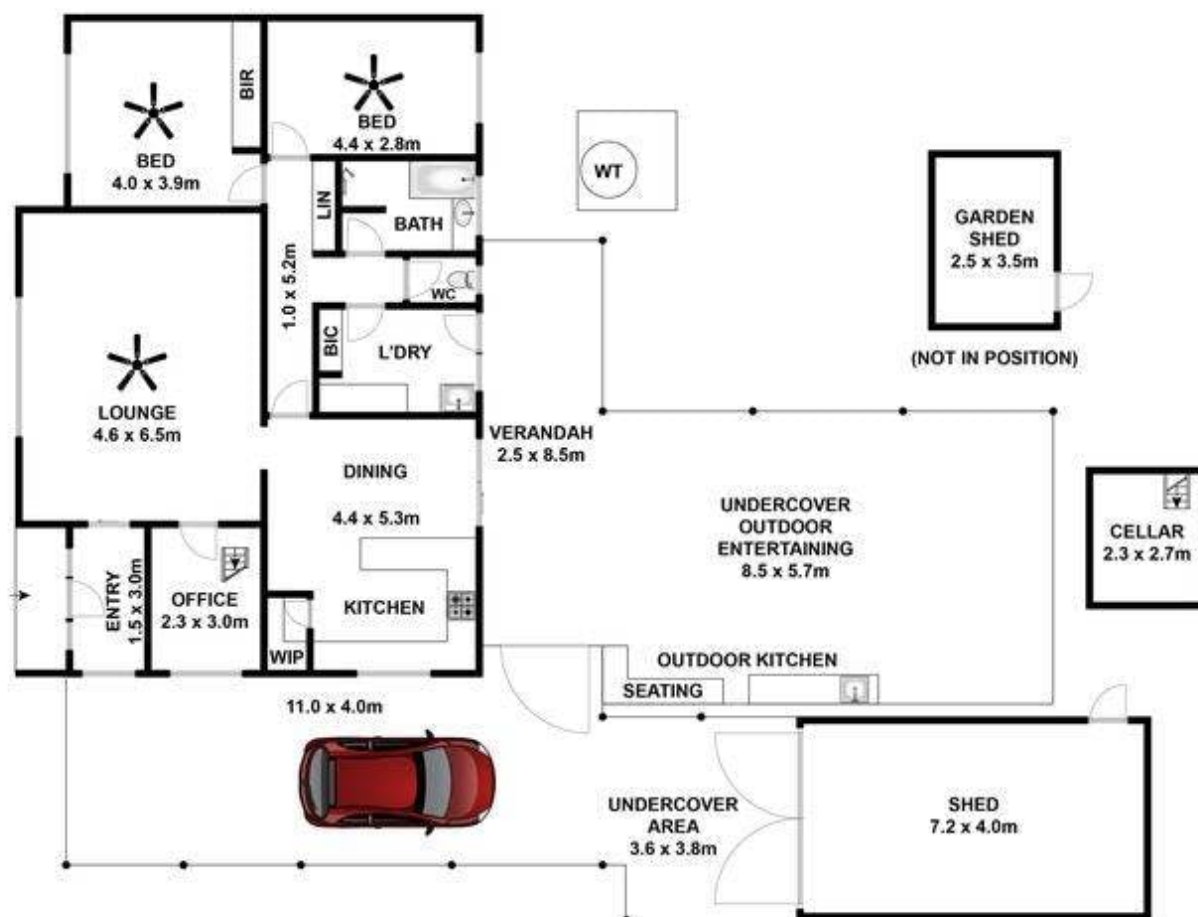
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RLA62833

- Land Area 880.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4









Approx House Area 127m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**11 Bruce Road, Barmera**

**Elders**

Real Estate