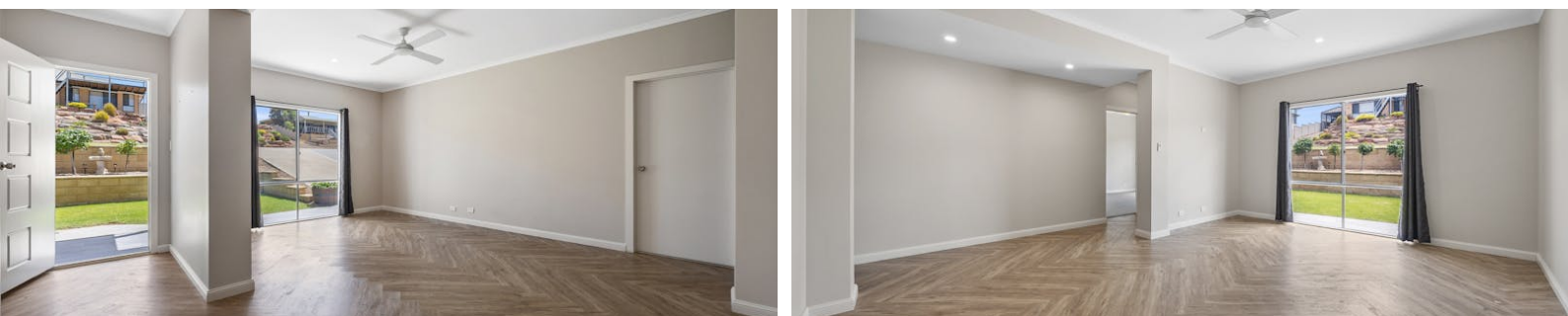




7 Murray Avenue, WOODLANE, SA 5254

Entertainer with River Lifestyle

Step into a home that combines comfort, style and lifestyle in one exceptional package. Set two streets back from the River and just a short walk to Woodlane Reserve, this property offers easy access to the boat ramp, playground and ski club, providing the perfect backdrop for active family living.

Inside, four bedrooms are complemented by a master suite with a walk-in robe and ensuite, while two additional bedrooms feature built-in robes. The layout supports modern family living with two separate living zones that flow seamlessly to an elevated merbau timber deck, perfect for entertaining. Within the open plan living and dining area, a thoughtfully designed study nook with a timber desk provides a functional and inviting space for work or study. Herringbone flooring runs throughout the main living areas, while a split system air conditioner and combustion heater ensure year-round comfort.

The kitchen is a delight with a walk-in pantry, dishwasher and 900mm gas oven and cooktop, plus sliding door to the outdoor entertaining area, designed for both practicality and style.

3 way bathroom with powder room & laundry with storage cupboard.

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: 300P186135

SALE DETAILS

\$599,000 - \$649,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Jack Freestone

0435 207 475

Outside, a brand new high-clearance carport offers ample room for a boat or caravan, complemented by a single garage with internal access. Beautifully manicured gardens & surrounds plus solar system for your benefit.

Located within the Mypolonga community with a school bus pick-up point at the end of the street, whilst being only fifteen minutes to Murray Bridge and Mannum and around one hour to Adelaide.

The perfect family home, weekender or Air BNB opportunity!

For more information or for a FREE market appraisal of your property, please contact Jack Freestone on 0435 207 475.

CT - Volume 5916 Folio 787

Council - Rural City of Murray Bridge

Council Rates - TBA

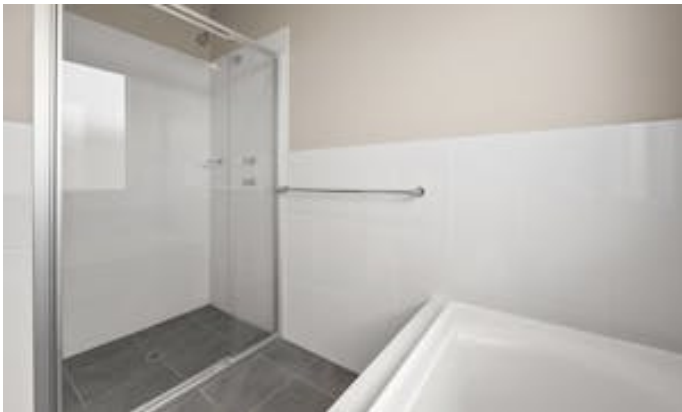
Zoning - Rural Shack Settlement

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Elders Real Estate RLA 62833

- Land Area 614.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Ensuite

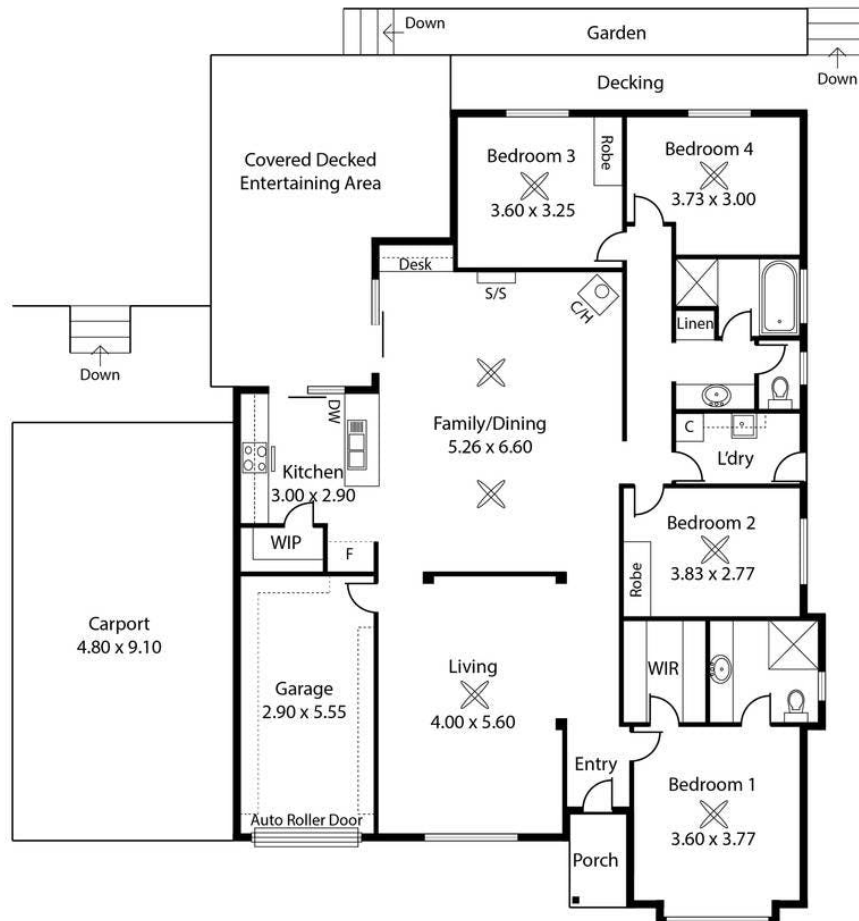








7 Murray Avenue
WOODLANE



Living: 165.95 sqm
Porch: 2.40 sqm
Ent. Area: 32.35 sqm
Garage: 18.00 sqm
Carport: 43.68 sqm
Total: 262.38 sqm

This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
Produced by Open2view.com