



## 24 Williams Street, MYPOLONGA, SA 5254

### Room to Move & Ready for Transformation

In the heart of Mypolonga township, this 1922 Settlers cottage is ready for its next chapter. In need of work but full of opportunity, it's well suited to buyers looking to renovate, restore, or reimagine.

Set on a generous 1012m<sup>2</sup> allotment with dual frontage to both Hall and Williams Streets, the property is ideally positioned. Only steps from the general store, across the road to the highly regarded primary school, and within easy reach of the Murray River. Woodlane Reserve and boat ramp are just minutes up the road, while Murray Bridge and all its amenities are only 15 minutes away.

Inside, the home offers a formal lounge with heating and cooling, two spacious bedrooms with ceiling fans, and a kitchen/meals area complete with original wood stove. Three additional sleep-outs add versatility for extra bedrooms, a study, or storage. The bathroom includes shower, vanity and WC, complemented by a large outside laundry and second WC.

The expansive rear yard features ample shedding, lean-to's, a chook yard, aviaries and plenty of undercover areas, providing scope for practical use or future improvements.

**TYPE:** Under Contract

**INTERNET ID:** 300P186186

**SALE DETAILS**

**UNDER CONTRACT**

**CONTACT DETAILS**

**Murray Bridge**

93 Railway Terrace

TAILEM BEND, SA

08 8572 8006

RLA: 62833

**Jack Freestone**

0435 207 475

Currently tenanted, vacant possession can be negotiated to suit your needs.

For those ready to take on a project with character in a welcoming riverside community, 24 Williams Street presents a genuine opportunity.

For more information or to book a FREE Market Appraisal of your home, please contact Jack Freestone on 0435 207 475.

CT - Volume 5786 Folio 628

Council - Rural City of Murray Bridge

Zoning - Township

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 RLA62833

Other features: Close to Schools, Close to Shops, Toilet Facilities

- Land Area 1,012.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Double garage









