



## 16 Old Princes Highway, MURRAY BRIDGE, SA 5253

### Eastside Living or Investment

This well-presented property offers excellent flexibility in today's market.

The home is neat and inviting with a modern open plan layout that combines the kitchen, lounge and dining areas. Heating and cooling provide year-round comfort, and electric roller shutters add convenience and security. The main bedroom includes a built-in robe.

Outside features a large front deck and a verandah at the rear, perfect for entertaining or relaxing. A 6m x 6m shed with concrete floor and power adds great practicality, along with a single carport attached to the home.

Set on a generous 930m<sup>2</sup> allotment, this property is just a short drive to the town centre and local amenities. An ideal purchase for investors, first home buyers, or anyone seeking an affordable place to call home. Currently leased at \$320 per week until February 2026 with the option to negotiate vacant possession, and/or increase the rental return on lease expiry.

A versatile home in a sought-after Eastside location.

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:** 300P186755

#### SALE DETAILS

**\$480,000 - \$500,000**

#### CONTACT DETAILS

**Murray Bridge**

93 Railway Terrace  
TAILEM BEND, SA  
08 8572 8006  
RLA: 62833

**Jack Freestone**

0435 207 475

CT - Volume 5669 Folio 159

Council - Rural City of Murray Bridge

Council Rates - \$1731.32

Zoning - Rural Neighbourhood

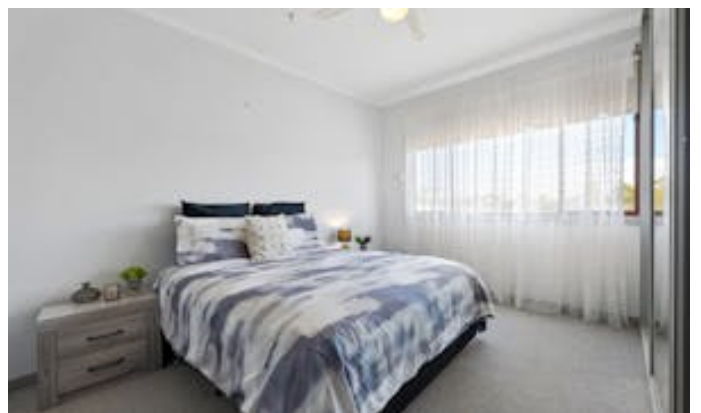
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Elders Real Estate RLA 62833

Other features: Close to Shops, Heating

- Land Area 930.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Single carport



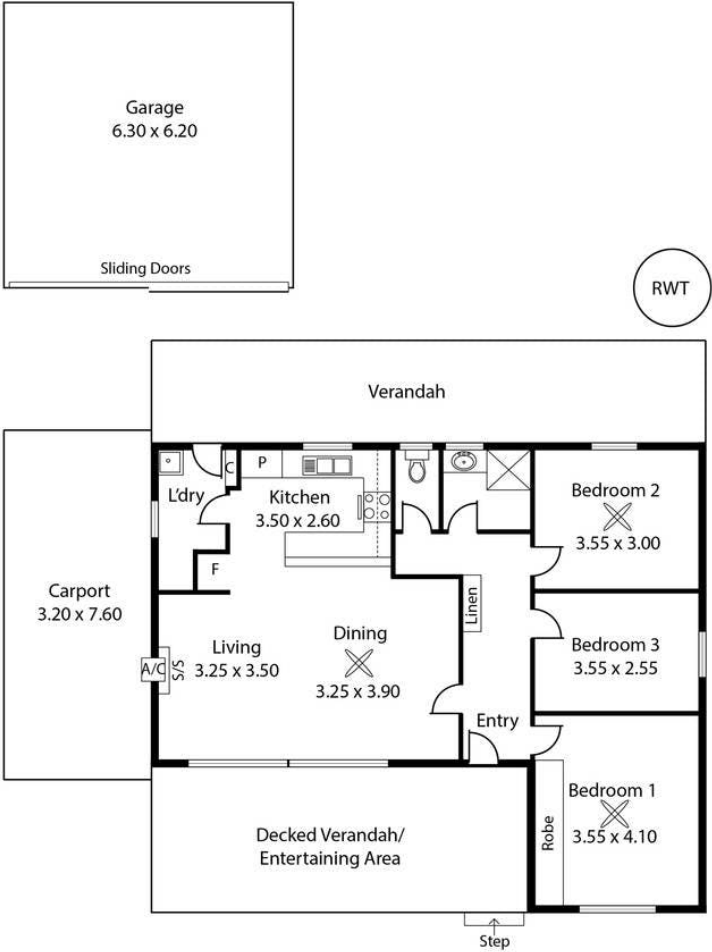








16 Old Princes Highway,  
MURRAY BRIDGE EAST



Living:	98.39 sqm
Ver/Ent. Area:	52.86 sqm
Garage:	39.06 sqm
Carport:	24.31 sqm
Total:	214.62 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.  
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