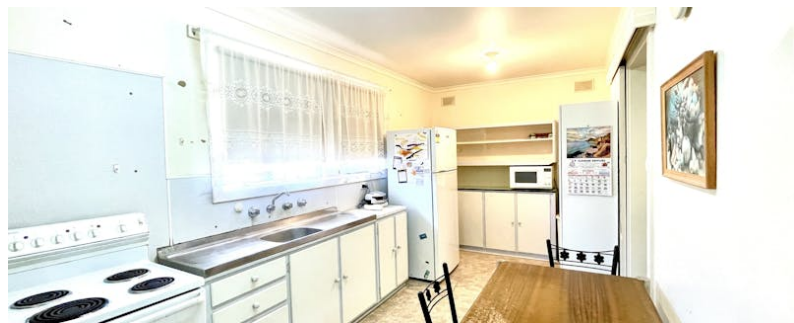




12 Adey Crescent, CEDUNA, SA 5690

Ideal Investment Property or Couples Retreat

Welcome to 12 Adey Crescent, a well-located gem nestled in the heart of Ceduna's residential township. Positioned on a generous 763m² block, this charming prefab transportable home offers space, comfort, and convenience—just a 10-minute walk to the beach, jetty, and local shopping precinct.

Whether you're a savvy investor or a couple seeking a quiet retreat, this property is packed with potential.

The home features a welcoming 3-step concrete front porch, with timber latticework providing shade from the afternoon sun—perfect for relaxing outdoors.

Step inside and you'll find an L-shaped hallway that guides you through the home. The lounge room is cozy and comfortable, complete with a reverse cycle air conditioner and ceiling fan, while the kitchen and dining area boast easy-care vinyl flooring, a long stainless-steel sink, electric oven, and ample cupboard space.

This tidy residence offers three carpeted bedrooms, two of which are generously sized, making it suitable for a small family or couple needing space for guests or a home office. The bathroom includes a full-size bath, single screen shower alcove, vanity, and mirrored wall cabinet. A separate toilet is accessed via the laundry, which includes a stainless-steel trough and open 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: 300P187581

SALE DETAILS

\$240,000

CONTACT DETAILS

WUDINNA

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WUDINNA, SA

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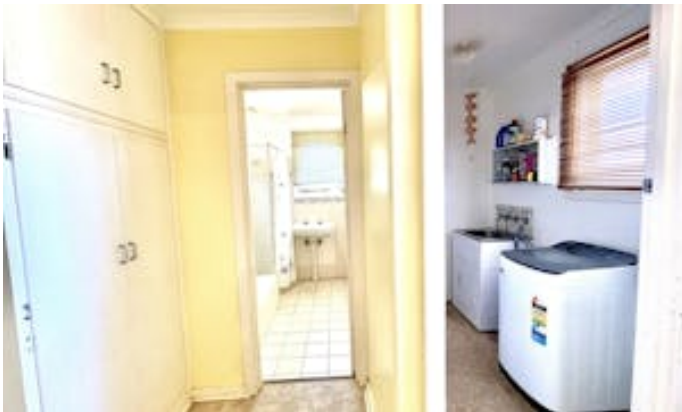
Outside, the low-maintenance backyard features a 3.5m x 6m single garage with a concrete floor, a 4,500-litre rainwater tank gravity-fed into the kitchen, and a levelled grey gravel area to reduce weed growth. There's ample room to design your dream garden, with a mature quandong tree already established. A 4m x 7m shade-cloth carport attached to the home provides sheltered parking, with additional latticework for wind and weather protection.

This property presents an excellent investment opportunity, especially with the current high demand for rentals in Ceduna. Priced to sell, this home won't stay on the market long. Whether you're expanding your investment portfolio or searching for a peaceful place to call home, this property ticks all the boxes.

Act now-contact Elaine today to arrange your inspection and secure this affordable and attractive opportunity.

- Land Area 763.00 square metres
- Building Area: 99.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Single carport









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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