



3 Nicholas Street, CEDUNA, SA 5690

Spacious Family Living in Prime Ceduna Location with Guest Retreat & Entertainer's Delight

Nestled on a quiet, well-regarded street in Ceduna's sought-after residential area, this solid brick veneer home offers expansive family living, versatile space, and practical outdoor features, making it ideal for growing families or those who love to entertain.

Inside, the home boasts five generous bedrooms-four with stylish floating floors and built-in robes in three-while the formal lounge adds a touch of elegance with beautiful jarrah floating floorboards. The rest of the home is tiled throughout for easy maintenance. A spacious open-plan living area combines the family room, dining, and kitchen, creating a central hub perfect for daily living and entertaining. The kitchen features an electric oven, ceramic benchtop hotplates, island bench, and medium to dark blackwood cupboards for a warm, classic look. Year-round comfort is ensured with a reverse cycle wall air conditioner located in the main living zone.

Manual roller blinds are installed on bedrooms 2, 3, and 4, whilst there is an external electronic roller blind on the entertainment area's glass door-help to keep the home cool and private during Ceduna's hot summer days.

The main bathroom is both functional and modern, complete with a corner glass shower alcove, long vanity, large wall mirror, and an exhaust fan. The toilet is located separately for convenience. A newly renovated laundry adds a fresh touch with a stylish ceramic washbasin, built-in cabinetry, washing machine taps, and external access.

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: Under Contract

INTERNET ID: 300P187794

CONTACT DETAILS

WUDINNA

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Elaine Seal

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A short hallway with built-in linen cupboards leads to a fully enclosed entertainment area-ideal for all-weather gatherings-with dual external access points. Adjoining this space is a fully self-contained guest room featuring its own ensuite, reverse cycle air conditioner, perfect for visitors, extended family, or even rental opportunities. A separate storage room is also attached for added functionality.

Out the back, with access from the guest room is a combined concrete floor workshop and garage with power and an electronic roller door. Opposite the Workshop area is the paved yard including two garden sheds and two large 5000-gallon rainwater tanks. On the other side of the house, a shade-cloth enclosed area with established garden beds and a clothesline which also leads to the front yard which has a secured lockable gate-ideal for kids or pets. An added bonus the home features a 5.5KW solar power system, to minimise the electricity bills.

This well-rounded property offers an enviable combination of space, privacy, and lifestyle features in one of Ceduna's most desirable residential pockets. Whether you are after a large family home, a dual-living setup, or an entertainers dream, this property delivers on all fronts.

Don't miss this fantastic opportunity; contact Elaine today to arrange your private inspection!

Other features: Window Treatments

- Land Area 876.00 square metres
- Building Area: 112.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite









