



10 Edwin Street, SPALDING, SA 5454

Character Stone Cottage – Endless Potential Awaits!

Welcome to this charming original stone cottage, perfectly positioned in the heart of Spalding. Set on an established corner allotment of approximately 1,300m², this property is brimming with character and opportunity - ideal for those ready to roll up their sleeves and complete the finishing touches in the kitchen and wet areas.

Inside, you'll find three generous bedrooms, all carpeted and fitted with ceiling fans. The master bedroom includes a split-system air conditioner and an adjoining sitting room or office, offering a versatile retreat.

The spacious living area features a corner fireplace (currently closed in), split-system air conditioning, and a ceiling fan for year-round comfort.

Renovator's Opportunity

The former kitchen and dining area has been completely gutted and is ready for a stylish refit - the light and space here must be seen to be appreciated.

A sliding door connects this area to the former wet zones (toilet, bathroom, and

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TYPE: For Sale

INTERNET ID: 300P188504

SALE DETAILS

\$279,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

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Alison Ward

0417 810 791

laundry), which have also been stripped back and framed, ready for a total transformation.

Outside, you'll find:

Envirocycle septic system

Single car garage with concrete floor and power

Additional older shed

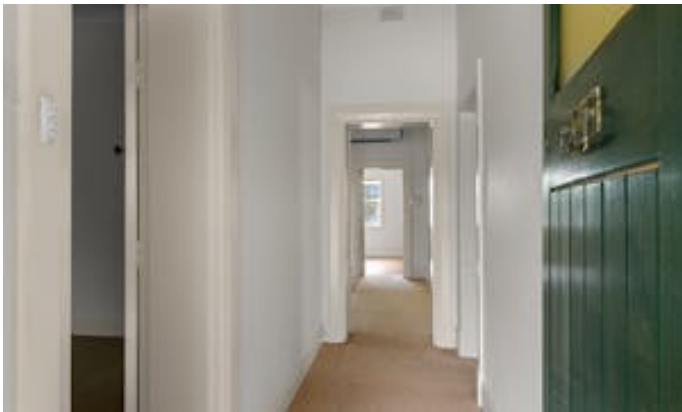
Mains water plus rainwater tank

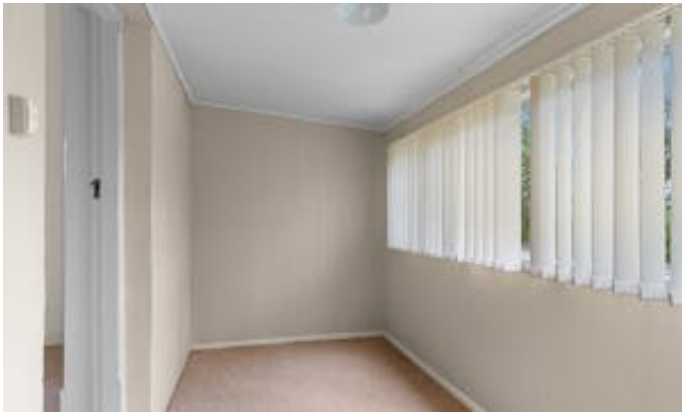
Established gardens with mature trees providing shade and privacy

Opportunities like this are rare within the township - perfect for first home buyers, downsizers, or those seeking a restoration project with great potential to add value. Alternatively, consider transforming it into a short-stay or rental property (subject to council consent).

Other features: Carpeted, Close to Schools

- Land Area 1,300.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single garage











Living:	126.87sqm
Garage:	22.40 sqm
Shed:	25.20 sqm
Verandah:	16.90 sqm
Total:	191.37 sqm

This Drawing is for illustration purposes only.
 All measurements are internal and approximate.
 Details intended to be relied upon should be
 independently verified.
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