



40 Granites Road, TAILEM BEND, SA 5260

Ready To Welcome You Home

There's something about this property - the kind of place that instantly feels like home the moment you arrive. It's the perfect fit for small families, first-home buyers, retirees, or investors.

Set against a peaceful rural backdrop, the home captures incredible morning sunrises over open farmland. Step inside and you're greeted by a cozy interior filled with natural light and soft neutral tones that create a calm, inviting atmosphere.

At the heart of the home is the open plan living and meals area, complete with an ornamental fireplace adding warmth and character. The stylish new kitchen is a true highlight, featuring a breakfast bar, bay window, and modern finishes - perfect for everything from quick weekday breakfasts to slow Sunday lunches.

With three bedrooms (all with built-in robes), bathroom, with separate toilet and generous laundry, the layout offers practicality and comfort for everyday living.

When summer arrives, you'll love hosting BBQs in the outdoor entertaining area while the kids and pets play safely on the lush lawn in the fully enclosed backyard. The single carport offers drive-through access to the rear yard, and the handy tool shed provides

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: 300P188821

SALE DETAILS

\$380,000

CONTACT DETAILS

Murray Bridge
201A Adelaide Road
Murray Bridge, SA
08 8531 9200
RLA: 62833

Ali Bolt
0437 290 698

extra storage for all your essentials.

Located in the welcoming community of Tailem Bend, this home offers the best of both worlds - peaceful country living with the convenience of being close to local shops, sporting clubs, and schools. Commuting is easy too, with Murray Bridge just 20 minutes away and Adelaide a little over an hour's drive.

Whether you're starting out, slowing down, or investing in a property with a warm appeal, this home is ready to make your next chapter a truly enjoyable one.

Contact Ali Bolt on 0437 290 698 to arrange your inspection today.

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

- Land Area 720.00 square metres
- Building Area: 86.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single carport

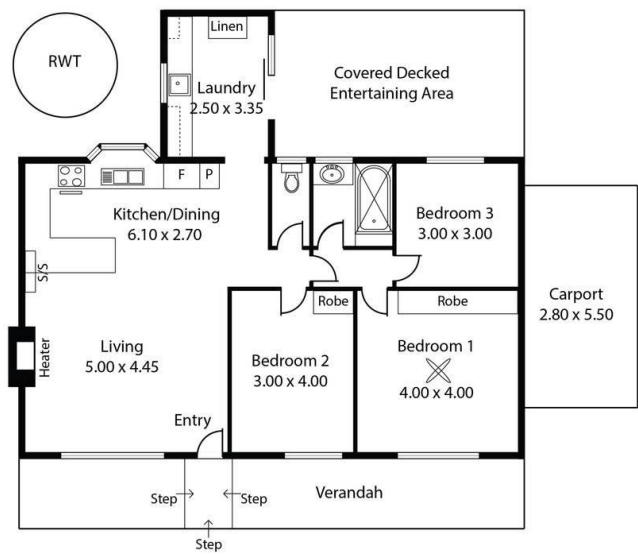
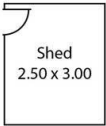








40 Granites Road
TAILEM BEND



Living:	104.30 sqm
Verandah:	22.68 sqm
Ent. Area:	21.70 sqm
Carport:	15.40 sqm
Total:	164.08 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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