



## 9 Murray Avenue, WOODLANE, SA 5254

### Easy-Care River Living

Step into a home that seamlessly blends comfort, style and lifestyle in one inviting package. Positioned just two streets back from the River and within easy walking distance to Woodlane Reserve, this property enjoys easy access to the boat ramp, playground and ski club, creating an ideal setting for relaxed riverside living.

Built in 2020 by Kookaburra Homes, the residence offers three well proportioned bedrooms, highlighted by a private master suite featuring a walk through robe and spacious ensuite. Bedroom two includes a built in robe, while bedroom three is enhanced by its own sliding glass door with direct outdoor access, making it ideal for guests, teenagers or a home office.

The thoughtfully designed main three way bathroom includes a his and hers vanity, a separate WC and a bath and shower area, providing functionality.

The heart of the home is the sleek kitchen, equipped with a 900mm gas cooktop with electric oven, large walk in pantry, quality appliances and generous bench space. Overlooking the open plan living and dining area, the space is complemented by 2.7m ceilings and zoned ducted reverse cycle air conditioning, ensuring year round comfort throughout.

**TYPE:** For Sale

**INTERNET ID:** 300P190423

### SALE DETAILS

**\$580,000 - \$620,000**

### CONTACT DETAILS

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

**Jack Freestone**  
0435 207 475

Double sliding doors extend the living space to a tiled, semi enclosed alfresco area under the main roof, complete with a gas plumbed BBQ point, perfect for all season entertaining.

A convenient laundry features a full length bench and storage cupboard, adding further functionality to the home's well considered layout.

Outside, the property offers rear and side vehicle access along with ample off street parking, providing excellent flexibility for additional vehicles, trailers or a boat. Well manicured yards including lawned secure rear yard with space to move.

Located within the welcoming Mypolonga community, with a school bus pick up point nearby, approximately fifteen minutes to Murray Bridge and Mannum and around one hour to Adelaide.

An exceptional opportunity for a family home, river weekender or investment, delivering modern comfort, quality construction and an enviable lifestyle location.

For more information or for a FREE market appraisal of your property, please contact Jack Freestone on 0435 207 475.

CT - Volume 5916 Folio 781

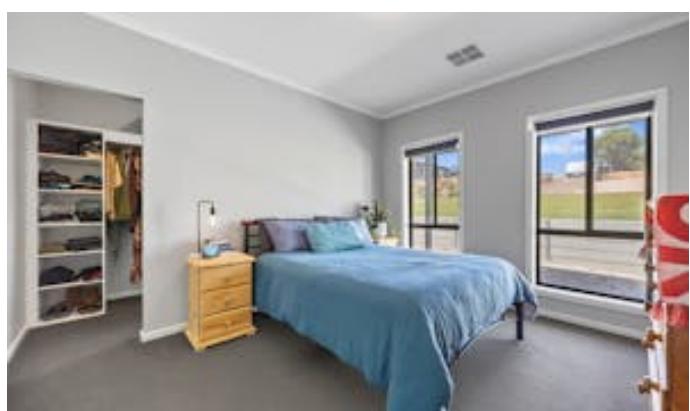
Council - Rural City of Murray Bridge

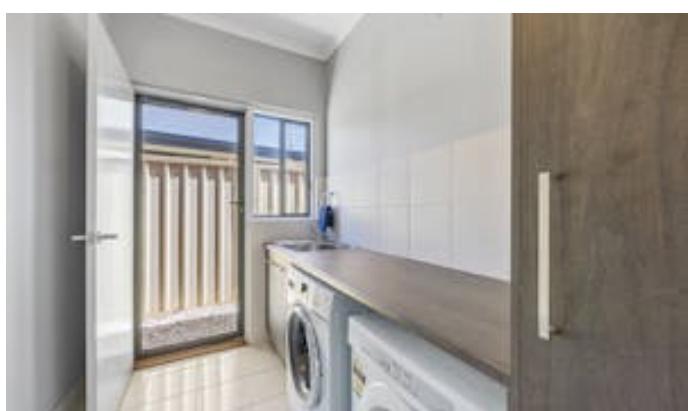
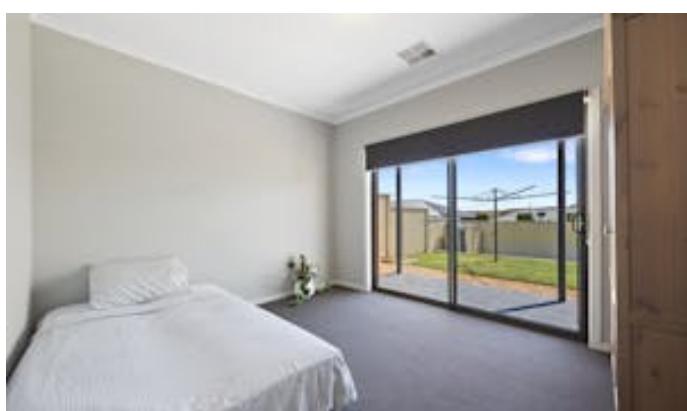
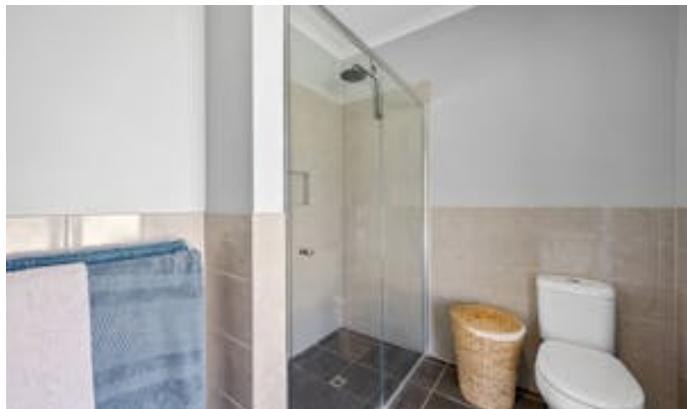
Council Rates - TBA

**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.

RLA 62833

- Land Area 548.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Ensuite

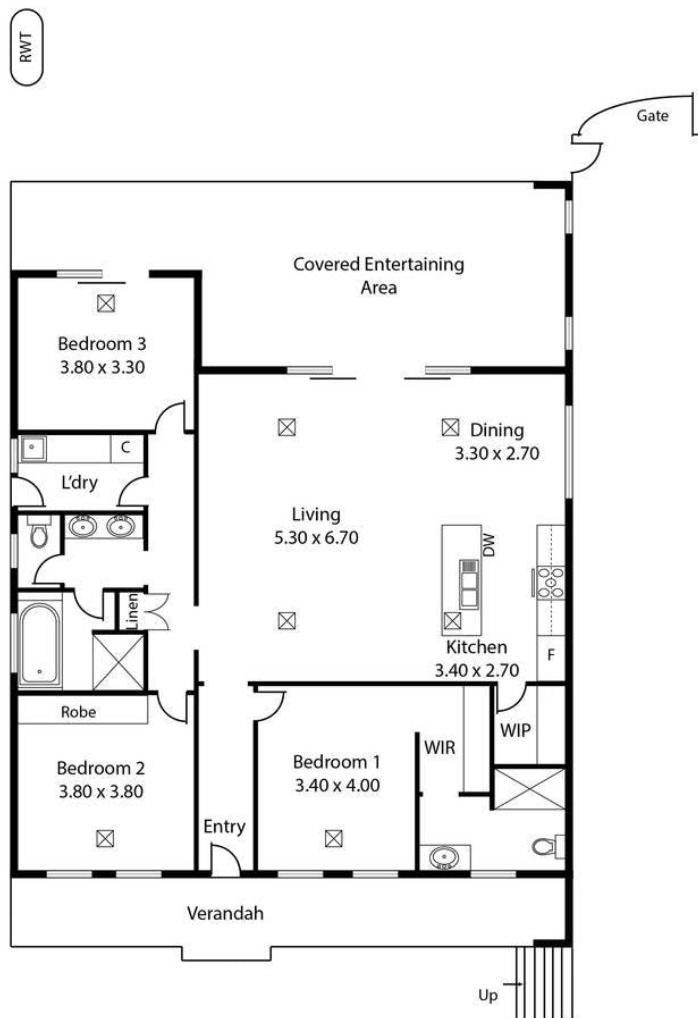








9 Murray Avenue  
WOODLANE



Living: 146.94 sqm  
 Verandah: 18.50 sqm  
 Ent. Area: 38.18 sqm  
 Total: 203.62 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.  
 Produced by Open2view.com