



## 7 Park Terrace, TAILEM BEND, SA 5260

### Solid Family Home

Located in the heart of Tailem Bend, this property offers the perfect blend of convenience and comfort. Just a stone's throw from the main street, Primary School, the ferry to Jervois/Wellington, and the local Golf Club. You're also only a short drive from the renowned The Bend Motorsport Park and Murray Bridge. This is truly a prime location with an opportunity to put your own personal touches to make it your home.

### Property Highlights:

- Generous 1,027sqm allotment ## fully fenced for privacy and security
- New carpets, upgraded bathroom, ducted rev cycle air conditioning
- Low maintenance ## Enjoy a small front garden and a simple, easy-care backyard
- Central lounge with split system air conditioner & slow combustion heater
- Three spacious bedrooms, each with ceiling fans for comfort year-round
- Games room/workshop, paved outdoor entertaining area
- 2 car carport with auto roller door, single garage and tool shed

**TYPE:** For Sale

**INTERNET ID:** 300P190926

### SALE DETAILS

**Best Offers (Price Guide \$460,000)**

### CONTACT DETAILS

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

**John Robinson**  
0409 609 457

Call John Robinson on 0409609457 to arrange an inspection.

CT - Volume 5432 Folio 472

Council - Coorong

Council Rates - \$ 2,250 per annum

Zoning - Neighbourhood - N

**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

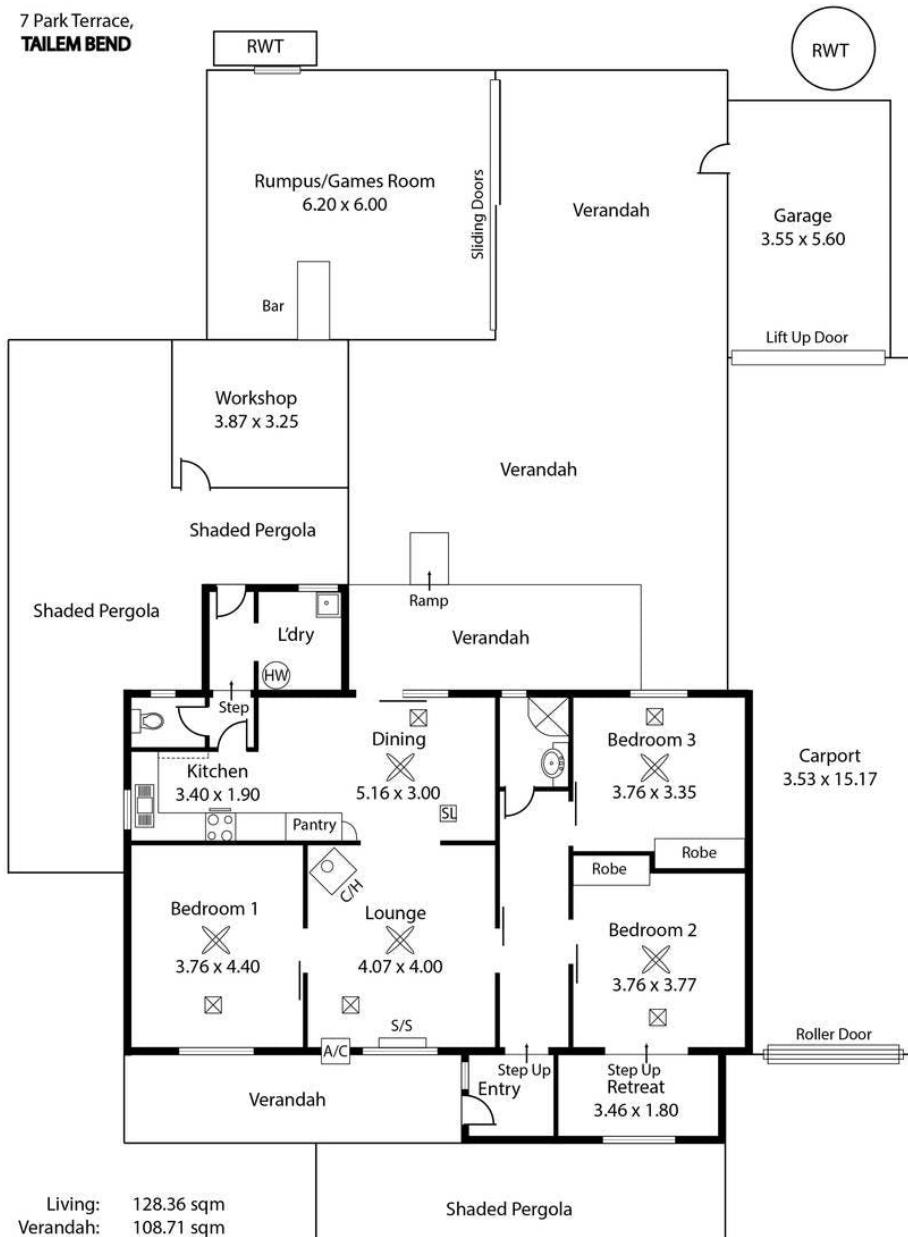
- Land Area 1,027.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4







7 Park Terrace,  
TALEM BEND



Living: 128.36 sqm  
Verandah: 108.71 sqm  
Rumpus: 37.20 sqm  
Garage: 19.88 sqm  
Carport: 57.93 sqm  
Total: 352.08 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.  
Produced by Open2view.com