

## 4 Heath Street, WUDINNA, SA 5652

### As New Stylish Home with Paddock Views, Big Shed & Endless Potential

Set behind a freshly painted white picket fence, this modern near-new home (built in 2024) offers comfort, space and lifestyle appeal on a generous block, directly opposite a peaceful broadacre paddock along a sealed street.

A wide three-metre entry with elegant steps leads you to a welcoming front porch-perfectly sized to enjoy your morning coffee or unwind with an evening drink while soaking in the serene rural outlook. A newly planted lawn is already underway, designed to spread across the front yard, while a concrete path wraps neatly around the entire home for ease and durability.

Step inside to a light-filled lounge featuring floating laminate flooring that flows seamlessly through the living areas and hallway. At the heart of the home sits a well-appointed central kitchen, showcasing stylish white and grey marble-look laminated benchtops that continue through to the vanity and laundry for a cohesive finish. The kitchen includes an electric under-bench oven, ceramic cooktop with overhead rangehood, tall pantry, fridge alcove with overhead cupboards, and an extendable mobile island bench. There's also provision for a dishwasher beside the 1.5 stainless steel sink with mixer tap.

The adjoining dining area features reverse-cycle air conditioning positioned above the wall-mounted TV, plus glass sliding doors providing external access and easy flow to the rest of the home.

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:** 300P191130

#### SALE DETAILS

**\$275,000**

#### CONTACT DETAILS

##### WUDINNA

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

**Elaine Seal**

0428 400 210

All three bedrooms are carpeted and generously sized to accommodate queen beds, bedside tables and wardrobes, with provision for built-in robes in the two rear bedrooms. The spacious main bedroom is positioned at the front of the home and includes a walk-through robe leading into the main bathroom, complete with bath, corner glass shower, exhaust fan, and a separate vanity and toilet. Both wet areas are fully tiled. The laundry is equally functional, offering a tall linen cupboard, built-in bench with stainless steel trough, under-bench washing machine space, and external access to a timber landing with ramp.

Outside, the property continues to impress. A long driveway lined with a neat concrete garden border and healthy plantings leads to the substantial rear shed, positioned in front of two 22,500-litre rainwater tanks supplying the home. Mains water is also available, giving you flexibility to establish gardens with ease. The entire yard has been levelled and packed, ready for you to design and landscape your dream outdoor space.

The impressive 8m x 6m shed features two front roller doors, a side entry door, power, fluorescent lighting, shelving and cupboards, plus a concrete floor that extends to a 6-metre-long lean-to-ideal for housing an additional two vehicles.

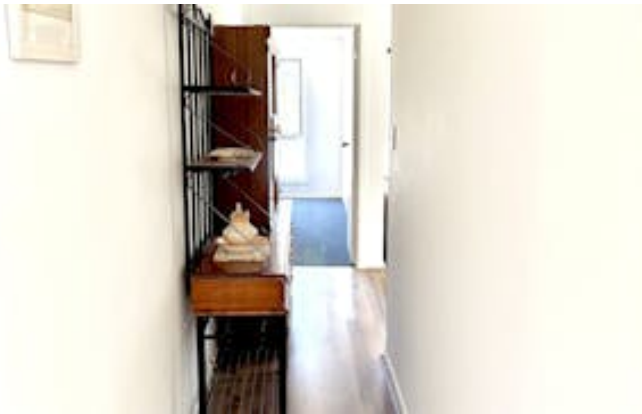
Very reasonably priced, this near-new home ticks all the boxes whether you're a first-home buyer, a couple, a small family, or an investor looking to capitalise on strong rental demand across the Eyre Peninsula and beyond.

#### Other features: Window Treatments

- Land Area 1,060.00 square metre
- Building Area: 131.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Single garage
- Single carport



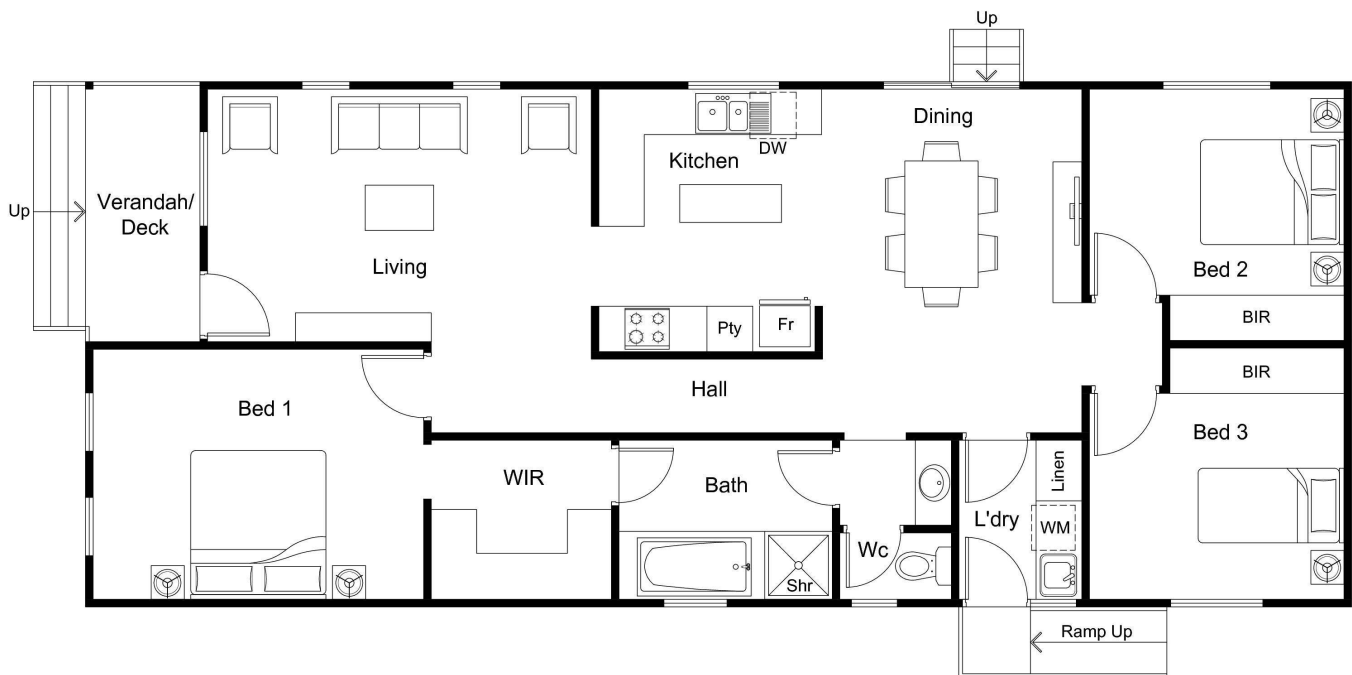












FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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 All enquiries must be directed to the agent, vendor or party representing this floor plan.

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