



31 Lower Thames Street, BURRA, SA 5417

Fabulous Investment or Retirement Opportunity with Country Charm

Set on a generous 650 sqm allotment in the heart of the picturesque heritage town of Burra, this beautifully presented 2011-built home offers the perfect blend of comfort, character and convenience. Whether you're looking to invest, retire in peace, or accommodate a small family, this property ticks all the boxes.

Constructed of timeless sandstone brick, the home immediately captures that classic country feel. Slate flooring flows through the verandah and main living areas, enhancing both style and durability. Inside, the open-plan living, dining and kitchen area is light-filled and welcoming, ideal for relaxed country living.

The Blackwood timber kitchen is a standout, featuring a country-style electric oven and hotplates, excellent cupboard and preparation space, a corner pantry, and provision for a dishwasher - perfect for everyday living or entertaining.

The spacious living area provides plenty of room to unwind and is kept comfortable year-round with a reverse-cycle split system air conditioner. There are three comfortable bedrooms, all fitted with built-in robes, with the main bedroom enjoying direct access to the bathroom, creating a convenient ensuite-style layout. The bathroom includes a shower, vanity and toilet, complemented by a second separate toilet

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TYPE: For Sale

INTERNET ID: 300P192272

CONTACT DETAILS

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adjoining the practical laundry.

Sustainability and efficiency are well catered for with a 5kW solar system, electric hot water, and two rainwater tanks, helping to keep running costs low.

Outside, the yard is a blank canvas, ready for new owners to create their own garden retreat or outdoor entertaining space. A double shed with cement floor and power adds excellent storage or workshop potential.

Just a short stroll to Burra's charming Market Square, this delightful home will appeal to the astute purchaser seeking lifestyle, investment potential and authentic country appeal.

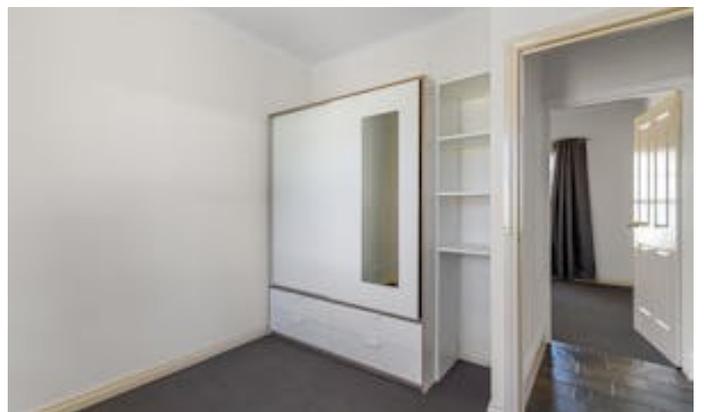
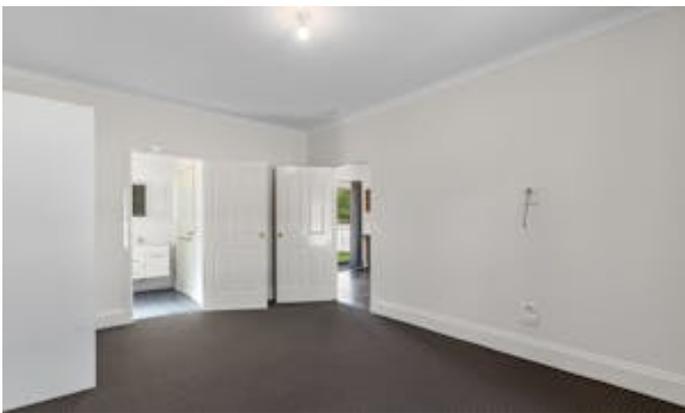
Features you will love:

- . Perfect investment, small family home, retirement home, weekend escape
- . Walk to Market Square
- . 650 sqm block
- . 3 bedroom home with open plan kitchen, dining and living room
- . Excellent bathroom with toilet and a separate 2nd toilet, bathroom doubles as an ensuite to master bedroom
- . 5 kW Solar
- . Reverse cycle split system air conditioner
- . Provisions for dishwasher
- . Timber country style kitchen with corner pantry

Other features: Close to Schools, Close to Shops

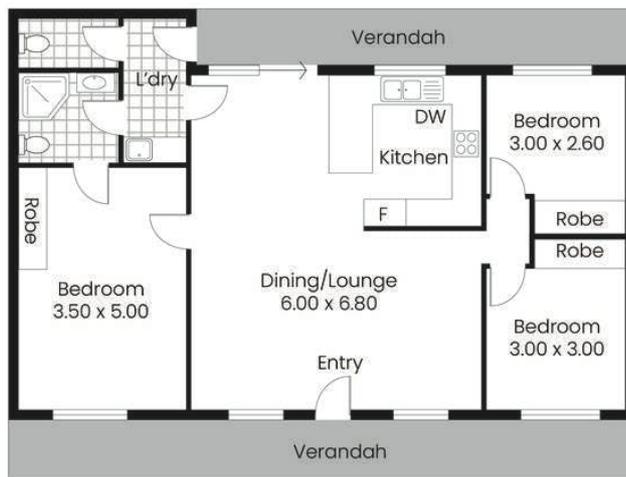
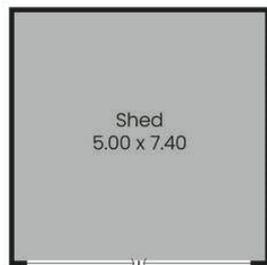
- Land Area 650.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage











Living:	93.29sqm
Verandah:	25.20sqm
Shed:	37.00sqm
Total:	155.49sqm

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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