



## 25 Leslie Street, MURRAY BRIDGE, SA 5253

### Invest or Nest Here!

This versatile home is well located just a short walk to the town centre, Sturts Reserve, wharf precinct, various schools including Murray Bridge High and South Primary, local shops and hospital.

Featuring three bedrooms or two plus study, semi-open plan lounge and dining area with polished Jarrah floors, the home also includes split system reverse cycle air conditioning to the lounge and dining for year-round comfort, along with ceiling fans. The kitchen and wet areas are neat and functional and the home benefits from a solar system to help keep energy costs down.

Set on a wide frontage, the home offers rear yard access, a spacious backyard and a good-sized entertaining area. Two double bay 6m x 6m sheds with concrete floors providing excellent storage or workshop space, while ample off-street parking adds further practicality.

Ideal for first-home buyers, investors or anyone looking for ample shedding, this property blends convenience, space, and lifestyle, offering comfortable living and a smart investment in a convenient part of Murray Bridge.

**TYPE:** For Sale

**INTERNET ID:** 300P192324

#### SALE DETAILS

**\$500,000 - \$540,000**

#### CONTACT DETAILS

**Murray Bridge**

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

**Jack Freestone**

0435 207 475

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

CT - Volume 5518 Folio 141

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 852.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2











The floor plan shows a 4-bedroom house with a total living area of 107.42 sqm. The layout includes a main living area with a lounge (4.85 x 3.30), dining (3.08 x 3.10), and kitchen/meal area (5.20 x 2.80). There is also a covered entertaining area, a workshop/shed (6.20 x 6.10), and a garage (6.20 x 6.10). The bedrooms are 4.20 x 3.55, 4.00 x 2.80, 3.00 x 4.40, and 3.00 x 4.40. The plan also shows a covered entertaining area, a workshop/shed, and a garage.

The floor plan includes the following rooms and areas:

- Workshop/Shed: 6.20 x 6.10
- Garage: 6.20 x 6.10
- Covered Entertaining Area
- Bedroom 1: 4.20 x 3.55
- Retreat/Study: 4.00 x 2.80
- Bedroom 2: 3.00 x 4.40
- Bedroom 3: 3.00 x 4.40
- Bedroom 4: 3.00 x 4.40
- Kitchen/Meals: 5.20 x 2.80
- Lounge: 4.85 x 3.30
- Dining: 3.08 x 3.10
- Entry
- Porch
- L'dry
- W.C.
- Bath
- Shower
- Lin.
- S/S
- Up

The floor plan also includes the following areas:

- Living: 107.42 sqm
- Porch: 14.93 sqm
- Workshop/Shed: 19.78 sqm

This Drawing is for illustration purposes only.

Living:	107.42 sqm
Porch:	14.93 sqm
Ent. Area:	19.78 sqm
Garage:	37.82 sqm
Workshop/Shed:	37.82 sqm
<u>Total:</u>	<u>217.77 sqm</u>

Up                      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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