



## 30 East Terrace, CLEVE, SA 5640

### Charming 3 Bedroom Home in the Heart of Cleve

Family Friendly Home with Renovations, Shedding & Established Gardens

Nestled within the charming rural township of Cleve, in the centre of South Australia's Eyre Peninsula, 30 East Terrace offers comfortable living in a friendly and peaceful country community. Cleve is known for its strong community spirit, agricultural heritage and relaxed lifestyle. The town provides essential amenities including an R#12 Area School, kindergarten, hospital, sporting facilities, shops, eateries, and various local services - all contributing to a close knit and welcoming environment.

Whether you're seeking a family friendly setting, a quiet place to retire, or a reliable regional investment, Cleve offers all the conveniences you need, making it an ideal location for your next home.

#### Property Overview

This well presented 1970s timber framed home offers comfortable living, practical upgrades, and a family friendly layout.

#### Key Features

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:** 300P193317

#### SALE DETAILS

**\$379,000**

#### CONTACT DETAILS

##### CLEVE / COWELL

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

##### Nick Schumann

0428 383 833

- 3 bedrooms - ideal for families, first home buyers, or investors.
- Recently renovated bathroom and laundry - modern, fresh, and ready to enjoy.
- Spacious lounge room - a generous central living space perfect for relaxing or entertaining.
- Adjoining kitchen and dining area - functional layout providing excellent flow for everyday living and mealtime connection.
- Large windows with roller shutters - delivering great natural light and added privacy.
- Timber floors, downlights, and tasteful finishes - creating a warm and welcoming interior.
- Split system air conditioning and multiple ceiling fans - ensuring year round comfort.

#### Added Improvements

This property is enhanced by a range of lifestyle features, outdoor infrastructure, and functional additions:

Shed / Garage - A versatile garage style shed offering:

- Concrete floor for durability
- Power and lighting installed
- Two sliding doors for easy access
- A lined internal room - perfect as a workshop, hobby room, office, or secure storage space

#### Outdoor Entertaining

- Paved outdoor entertainment area, ideal for BBQs, gatherings, or year round relaxation

#### Carport

- A 15m x 3m carport adjoining the house, providing two undercover vehicle spaces

#### Verandas

- Front and rear verandas offering shaded outdoor areas, weather protection, and comfortable spots to unwind

#### Established Grounds

- Established lawns, trees, and garden beds creating a green and inviting outdoor environment
- A dedicated chook yard, ideal for those wanting fresh eggs or a more self sufficient lifestyle

#### A Great Opportunity in a Thriving Regional Community

Whether you're entering the market, downsizing, or seeking a solid investment, this Cleve home combines comfort, space, and excellent value in one of the Eyre Peninsula's most welcoming towns. With essential services, amenities, and strong community culture all nearby, this is a wonderful place to call home.

#### Why You'll Love It

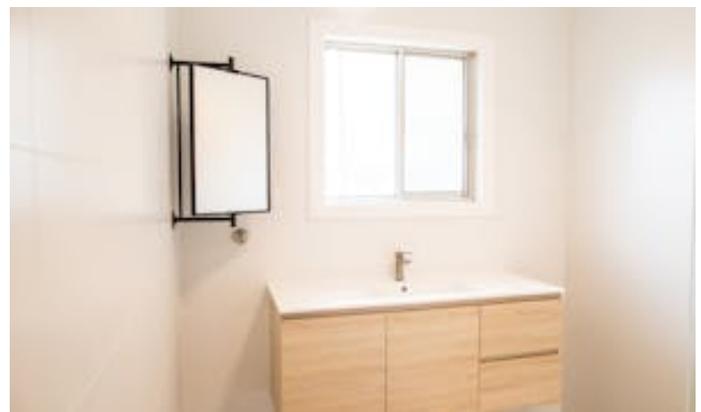
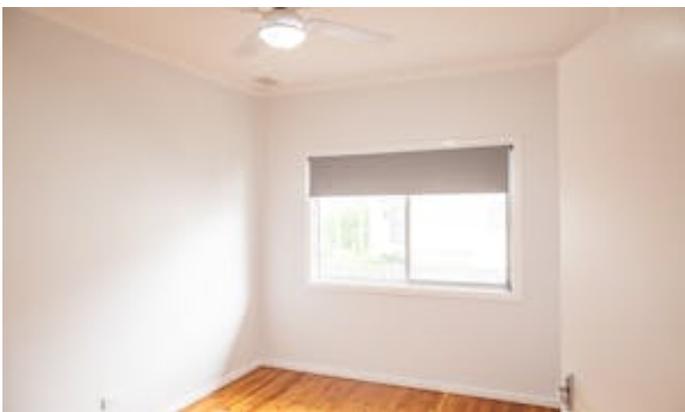
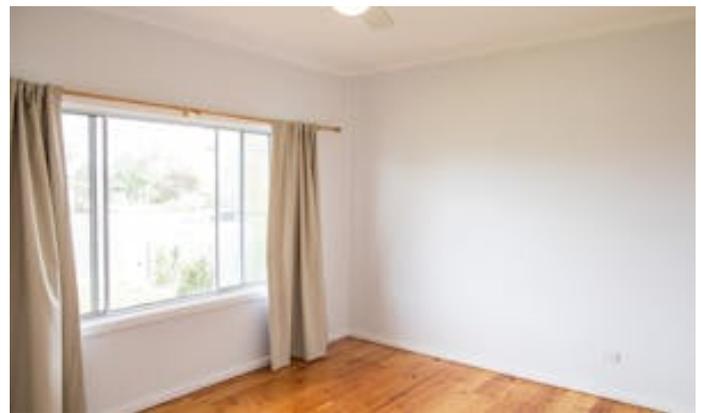
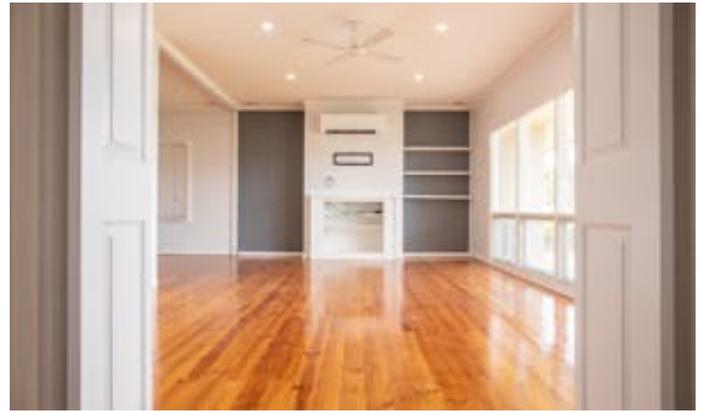
This home offers the perfect balance of comfort, space, and functionality on a generous allotment. With attractive improvements, a practical layout, and a peaceful position in a thriving regional community, this is a superb opportunity to buy into Cleve's relaxed country lifestyle.

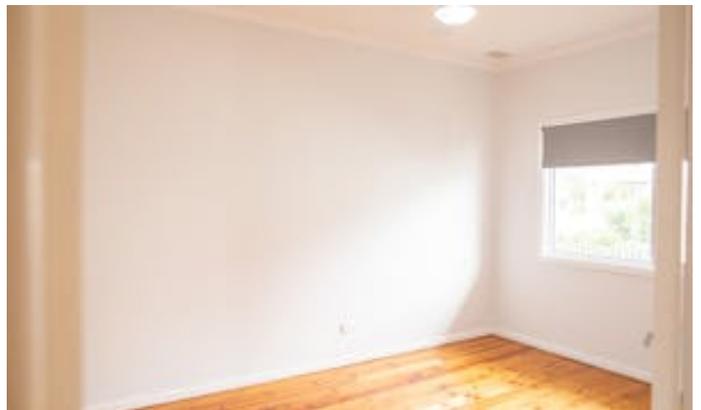
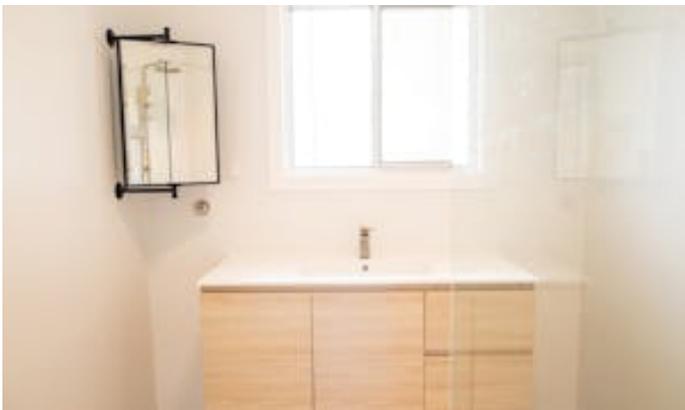
#### Contact

Nick Schumann ### Elders Real Estate

Other features: Close to Schools, Close to Shops, Openable Windows, Window Treatments

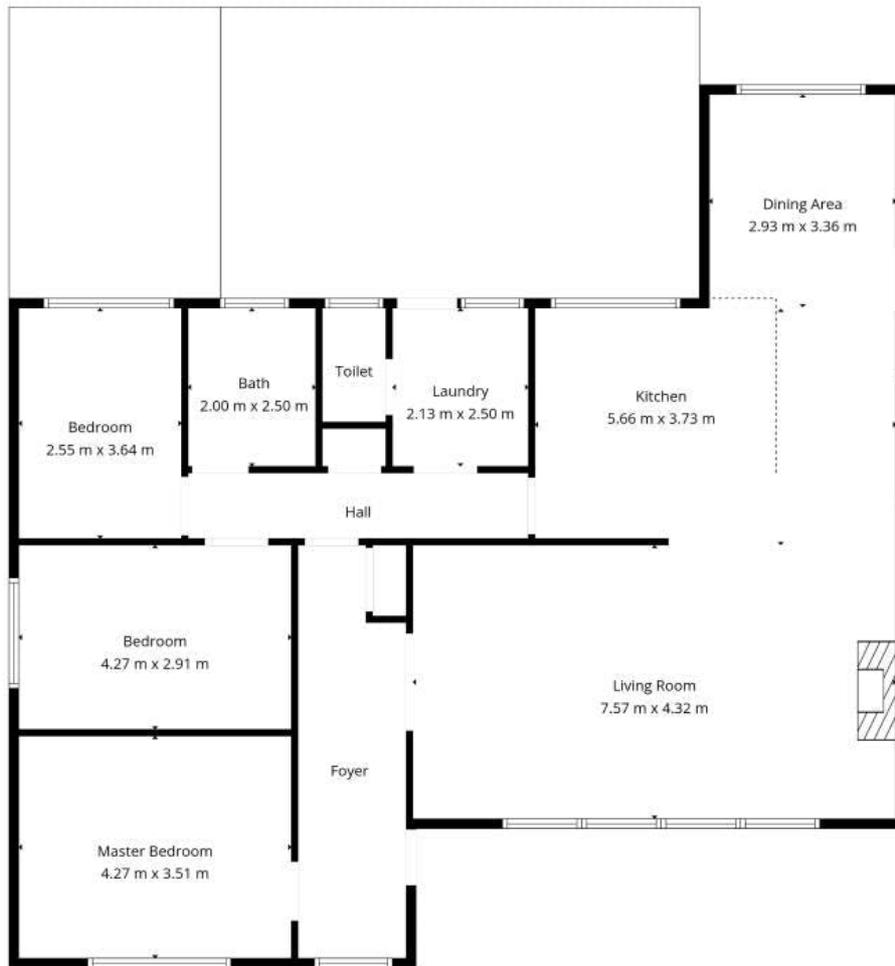
- Land Area 1,010.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double carport
- Floorboards











**TOTAL: 149 m2**  
1st floor: 149 m2  
EXCLUDED AREAS: "": 34 m2, WALLS: 9 m2

Accurate (approximate) Measurements Are Recorded With Digital Devices.

