



34 Kloeden Street, CEDUNA, SA 5690

Affordable Living or Smart Investment in Ceduna

Here's the home to suit both your lifestyle and your budget; whether you're entering the market for the first time, expanding your investment portfolio, or planning a comfortable retirement. Positioned on a desirable corner allotment with dual access from Lutz Place, this neat and tidy property offers convenience, practicality and outstanding value in a high-demand rental area.

Welcoming Street Appeal and Comfortable Living

Set behind a charming cast iron front fence, the low-maintenance gravel garden provides attractive street appeal while keeping upkeep simple. The weatherboard exterior adds character, and a small timber front porch creates a welcoming entry into the home.

Inside, the open-plan living area features an L-shaped lounge and dining space designed for relaxed everyday living. Comfort is assured with a split system air conditioner, a wall heater (not currently used by the vendor), and three modern remote-controlled light and ceiling fans that add both style and functionality.

Practical and Well-Equipped Kitchen

The kitchen is thoughtfully laid out to maximise space and storage. It includes an electric oven and grill with overhead rangehood, dishwasher, long two-door pantry

TYPE: Under Contract

INTERNET ID: 300P193611

CONTACT DETAILS

WUDINNA
44 Eyre Highway
WUDINNA, SA
08 8680 3300
RLA: 62833

Elaine Seal
0428 400 210

cupboard, generous bench space and ample overhead cabinetry. There is room to accommodate any size refrigerator, and a convenient external door in the corner leads directly to the enclosed rear wooden porch. Durable vinyl flooring ensures easy care and longevity.

Three Comfortable Bedrooms with Added Features

Carpet flows throughout the home, including the hallway and all three bedrooms, creating a warm and cohesive feel. Each bedroom is fitted with a light and ceiling fan, while two include built-in robes. The main bedroom enjoys the added benefit of a reverse cycle air conditioner for year-round comfort. All main room windows are fitted with electronic roller shutters operated by remote, offering additional security, privacy and climate control.

Functional Bathroom and Laundry

The bathroom is well-appointed with a vanity and wall mirror, bath, glass shower recess and exhaust fan. Linen and utility cupboards are conveniently positioned in the hallway, providing excellent storage solutions. The tiled laundry includes a stainless-steel wash trough, tall storage cupboard and external access. The toilet is located off the laundry for practical family living.

Outdoor Space and Excellent Shedding

Stepping outside, a small timber deck leads to a shade-cloth enclosed pergola and entertaining area with paving and established garden borders, creating a pleasant space to relax or host gatherings. The rear yard is further enhanced by an impressive 6m x 6m double garage with concrete flooring, power, fluorescent lighting and metal workbenches, along with a 3m x 3m garden shed and a cubby house. Dual access to the block adds flexibility for vehicles, trailers or additional storage.

A Smart Opportunity

With strong rental demand in the Ceduna area and landlords enjoying solid returns, this property presents as an excellent investment opportunity. Equally, it offers a fantastic chance for first home buyers or retirees seeking an affordable, manageable and well-equipped home ready to move into.

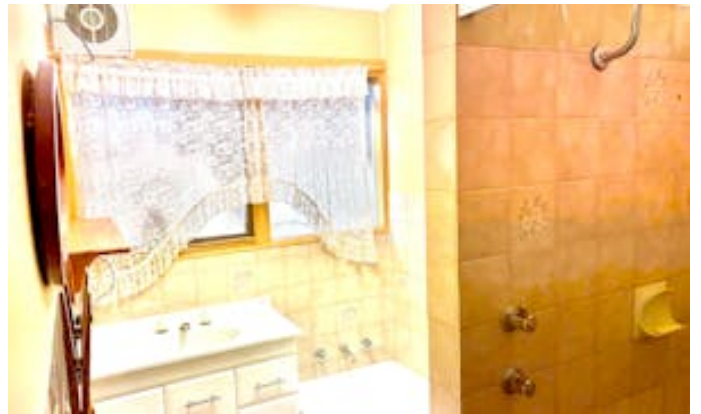
This is a property that truly deserves your inspection and serious consideration.

Other features: Close to Schools, Close to Shops

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Double garage











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FLOOR FLOOR

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