



36 Lambeff Street, CEDUNA, SA 5690

Ideal Investment or Family Home with Versatile Living Options

Positioned in a quiet residential street and conveniently close to all of Ceduna's town facilities, this well-maintained and thoughtfully renovated transportable home offers both comfort and flexibility-perfect for families or savvy investors alike.

From the moment you arrive, the property's street appeal stands out. The home has been rendered and freshly painted, complemented by matching shedding and a charming white picket fence. A long gravel driveway runs along the side of the property, providing ample access to a double garage.

Entry to the home is made easy via two timber ramps. The main side entrance welcomes you into a light-filled open-plan living, dining, and kitchen area, complete with modern floating floors and downlights throughout. A second ramp, located off the laundry, leads to a narrow pergola and into the spacious rear yard.

Outdoors, the property continues to impress with a lawn area, an off-ground cubby house, and a fenced section with raised garden beds-ideal for growing vegetables while keeping pets secure. A fully enclosed animal enclosure shelters a thriving fruit tree, and the entire property is fully fenced for peace of mind.

The double garage features a dirt floor and power, along with a separate lined workshop. Within this space is a bonus self-contained unit-freshly painted with downlights and floating flooring-complete with a new ensuite (shower and toilet),

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: 300P193819

SALE DETAILS

\$400,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

Elaine Seal

0428 400 210

plumbing provisions for a vanity and kitchenette, and secure digital access. This versatile area is perfect as a fourth bedroom, home office, or potential rental opportunity.

Inside the home, comfort is ensured with reverse cycle air conditioning units in the lounge, main bedroom, and third bedroom. The master bedroom, located at the front of the home, is well-appointed with extensive built-in cabinetry, bedside glass cupboards, a walk-in robe, and a vanity. TV wall mounts are also installed in both the master bedroom and lounge.

The renovated U-shaped kitchen is both stylish and functional, featuring an electric oven and grill, ceramic cooktop, single sink with mixer tap, ample bench space, and generous storage including overhead cupboards and multiple draws. Electronic shutters provide added privacy and security to the lounge windows, with a manual shutter to the master bedroom, while roller blinds are fitted throughout.

The bathroom, finished in neutral white and natural tones, includes a corner glass shower, large mirror, vanity with storage, ceiling exhaust fan, and towel rails. The tiled laundry offers excellent storage with three tall built-in cupboards, a stainless steel trough, and direct external access to the pergola-an inviting space for entertaining, complete with garden beds and multiple lighting fixtures.

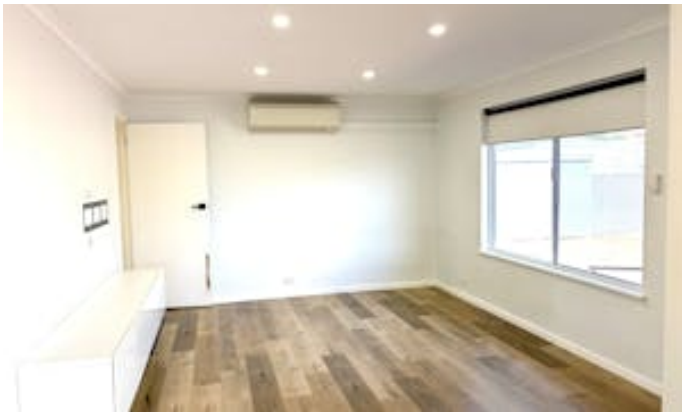
A small rainwater tank services both drinking and gardening needs, adding to the home's practicality.

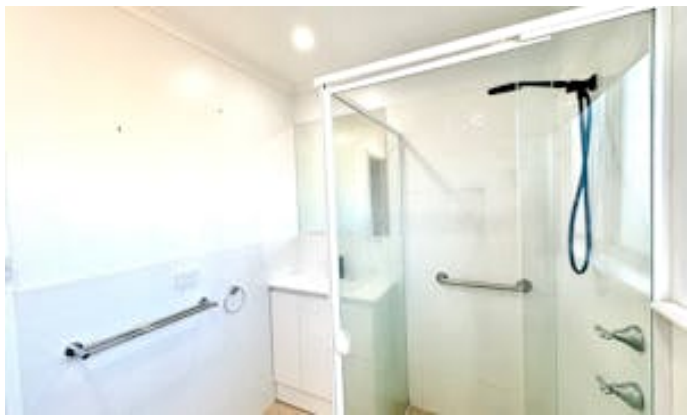
Whether you're looking to invest in a high-demand rental market or secure a comfortable family home with added income potential, this property ticks all the boxes. With the bonus of a separate living space ideal for teenagers, guests, or tenants, the possibilities here are endless.

A video walkthrough is available online, or contact the agent today to arrange your private inspection-properties like this don't last long!

Other features: Window Treatments


- Land Area 836.00 square metres
- Building Area: 92.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Single garage
- Ensuite














This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

36 Lambeff Street, Ceduna