

## 32 High Street, PARUNA, SA 5311

### Affordable Rural Living in Paruna

An affordable opportunity to secure a well-equipped home in the quiet rural township of Paruna, located just 20 minutes from Loxton in South Australia's Riverland region.

Set on a generous 1,012m<sup>2</sup> allotment, the home offers comfortable living with a practical and flexible layout, including three bedrooms with two featuring reverse cycle air conditioning alongside a central lounge complete with a wood fire for year-round comfort.

The recently renovated kitchen provides a functional space for everyday living, fitted with a gas cooktop, ample storage and provision for a dishwasher. Additional features include a central bathroom, separate toilet and a laundry with an adjoining office nook adding versatility for those working from home.

Outside, the property is well supported by a range of shedding and infrastructure. A large two-bay shed offers workshop and storage space complemented by a garage and garden sheds. Rainwater tanks and a 4.5kW solar system boosting sustainability of the home.

Paruna is a small farming community known for its peaceful setting and strong local

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:** 300P193878

#### SALE DETAILS

**\$280,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Marc Worsfold**

0419 030 892

connections. Key amenities include the Browns Well Store and Tavern along with the local football and netball grounds which form the centre of community life.

This property presents an ideal option for buyers seeking an affordable home, a country lifestyle, or a base within a close-knit rural township.

#### Method of Sale

The property is offered for sale by Private Treaty. All offers and expressions of interest are to be formally submitted by Letter of Offer to the exclusive listing agent.

For further information, please contact Marc Worsfold at Elders Real Estate Loxton.

#### Property Particulars

Solar System: 6.5k/w

Land Size: approximately 1,012m<sup>2</sup>

Dwelling: Solid Stone

Build Date: approximately 1920

Certificate of Title: Volume 5758 Folio 884

Water: Bore Water for garden, Rain Water for house

#### Disclaimer:

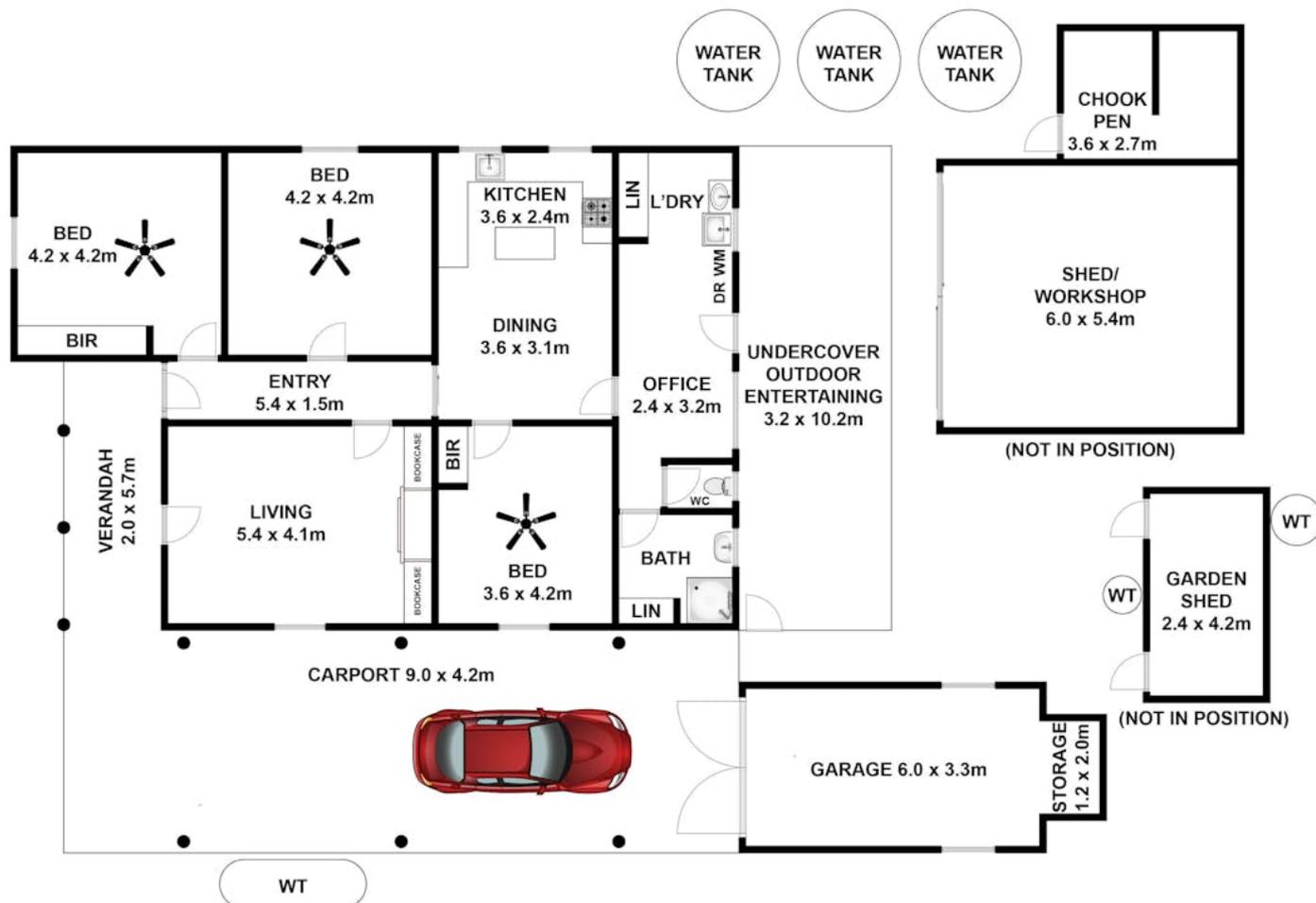
In preparing this information, we have used our best endeavours to ensure the details contained herein are true and accurate. However, we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.

#### RLA 62833

- Land Area 1,012.00 square metre
- Building Area: 130.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3







Approx House Area 131m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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Elders Real Estate