



45 Tel El Kebir Terrace, ARNO BAY, SA 5603

Character Home with Space, Light & Excellent Potential

Solid early 1900s-style stone home with extension and multiple outbuildings

Representing exceptional affordability, this property offers a rare opportunity to secure a quality home at a significantly lower entry point. Buyers will immediately appreciate the strong value proposition on offer, with 45 Tel El Kebir Terrace listed well below other nearby properties currently on the market. It is an ideal choice for purchasers seeking value without compromising on space, shedding, character or potential.

This charming residence blends the timeless appeal of a solid stone 1920s-era home with a functional timber framed extension, delivering a spacious and light-filled environment suited to modern living. High ceilings, wide hallways and generous natural light create a warm and inviting interior, enhanced by multiple living zones that cater to a variety of household needs. Combined with extensive added infrastructure, the property offers an exceptional blend of character, comfort and versatility.

The Main Residence

- Original section built in solid stone, showcasing durability and classic period character

TYPE: For Sale

INTERNET ID: 300P194000

SALE DETAILS

\$325,000

CONTACT DETAILS

CLEVE / COWELL

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

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RLA: 62833

Nick Schumann

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- High ceilings and wide hallways that enhance space, comfort and airflow
- Multiple windows and external doors providing abundant natural light throughout

Modern Timber-Framed Extension

- Seamlessly integrated with the original home
- Designed to increase functionality and offer flexible living options

Key Features Include

- Three spacious bedrooms positioned at the front of the home
- Separate lounge room ideal for formal living or quiet retreat
- Large family room perfect for everyday living, entertaining or children's play
- Adjoining kitchen and dining area ensuring mealtimes remain practical and connected

Added Infrastructure

A standout feature of the property is its extensive infrastructure, offering outstanding versatility for storage, hobbies, outdoor living or extended accommodation.

- A paved outdoor entertainment pergola provides a fantastic space for gatherings, barbecues or relaxed outdoor enjoyment
- An impressive (approx. 8m x 8m) garage, complete with concrete floor, two single roller doors and roadside access is ideal for vehicle storage, workshop use or storage

Key Property Additions

Sleep-Out

A steel-framed shed has been thoughtfully converted into a sleep-out, comprising two rooms and a toilet. This flexible area is ideal for teenagers, visiting guests, hobby activities or studio-style use.

Separate Unit (requiring restoration)

A separate standalone unit also exists on the property, presenting excellent potential. With the ability to be re-established and accessed independently from the main home, it offers exciting possibilities for extended family accommodation, short-stay rental or a home business (subject to relevant approvals).

45 Tel El Kebir Terrace represents one of the most compelling value opportunities currently available, with competing property prices further highlighting the strength of this offering.

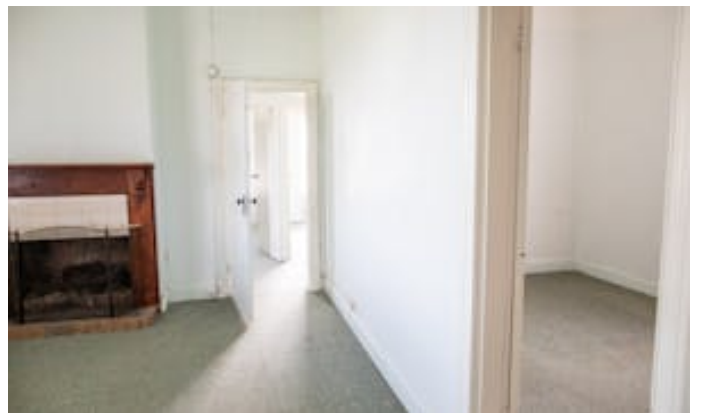
Contact Nick at Elders Real Estate to secure a listing like no other.

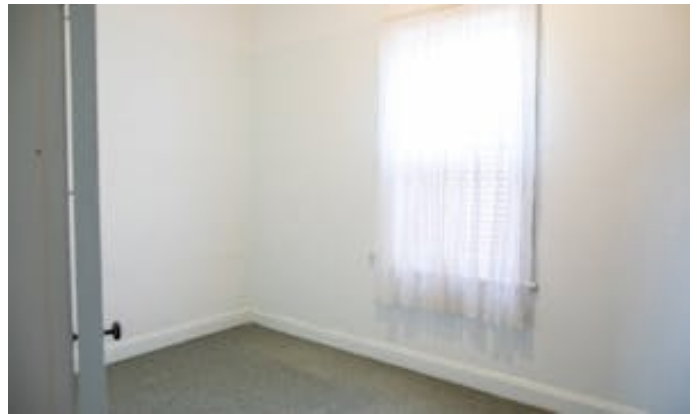
Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 62833

Other features: Close to Shops, Openable Windows

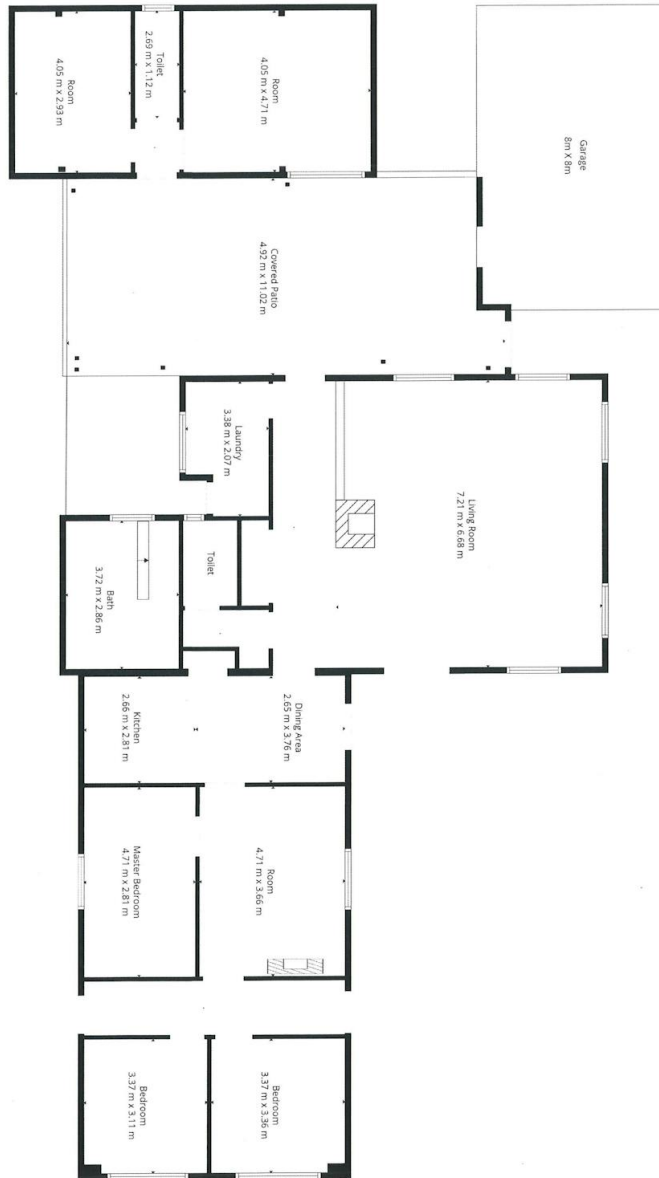
- Land Area 997.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2











TOTAL: 205 m²
 1st floor: 205 m²
 EXCLUDED AREAS: COVERED PATIO: 52 m², WALLS: 15 m²

Accurate Approximate Measurements Are Recorded With Digital Devices.

