



6 Kloeden Street, CEDUNA, SA 5690

Renovator's Challenge with Murat Bay Views

If you've been searching for a project with potential and a rewarding outlook, this affordable property could be the opportunity you've been waiting for. Conveniently positioned to capture views of beautiful Murat Bay from the front porch, this 1970s home offers the perfect chance for a keen renovator, first home buyer, or investor to roll up their sleeves and bring new life to a property with great foundations.

Offered for sale "as is", the home presents an exciting renovation challenge. Priced very reasonably, there's plenty of scope to invest in improvements and create a home tailored to your style and needs. While the house itself is ready for upgrading, the overgrown front and rear yards will also reward those willing to put in some effort to restore the grounds.

Behind the steel mesh fence, a double strip driveway leads through a second gate to the single garage, which also awaits a little attention. Two steps up brings you to the concrete front porch-wide enough to sit back, relax, and enjoy glimpses of the water across Murat Bay.

Inside, the home is accessed through an L-shaped passageway. The lounge room features a new reverse-cycle air conditioner and large electronic security roller blinds fitted to the front windows, providing comfort and privacy. Many windows throughout the home are also fitted with internal horizontal roller blinds.

TYPE: For Sale

INTERNET ID: 300P194109

SALE DETAILS

\$180,000

CONTACT DETAILS

WUDINNA

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WUDINNA, SA

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The dining area includes an additional air conditioning unit and connects conveniently to the kitchen. The kitchen and dining space are divided by an open bench and overhead cupboards, and feature vinyl flooring, a long stainless-steel sink, electric oven and grill with solid hotplates, an overhead rangehood, and ample space for the refrigerator.

The tiled laundry is practical and well-equipped with a stainless-steel wash trough, overhead wall cabinet, built-in cleaning cupboards, and direct external access to the rear yard.

Further along the passage you'll find excellent storage with two sets of floor-to-ceiling linen cupboards, plus three well-sized bedrooms. The main bedroom includes another reverse-cycle air conditioner along with a ceiling fan and light.

The tiled bathroom includes a shower alcove with glass screen and rail for a shower curtain, hand basin, built-in mirrored cabinet, and exhaust fan. The bath will require repair or replacement, offering another opportunity to update the space to your taste. The toilet is conveniently located separately.

Importantly, some major updates have already been completed, including a new power board, full rewiring, and a re-roof completed a couple of years ago-providing peace of mind as you tackle the cosmetic upgrades.

With a fresh coat of paint, new floor coverings, and a tidy-up of the gardens, you could quickly transform this property and be well on your way to creating your dream home. Kitchen and bathroom renovations could easily follow when time and budget allow.

This is an ideal fixer-upper and a fantastic investment opportunity, particularly with rental demand in Ceduna remaining strong and landlords enjoying solid returns.

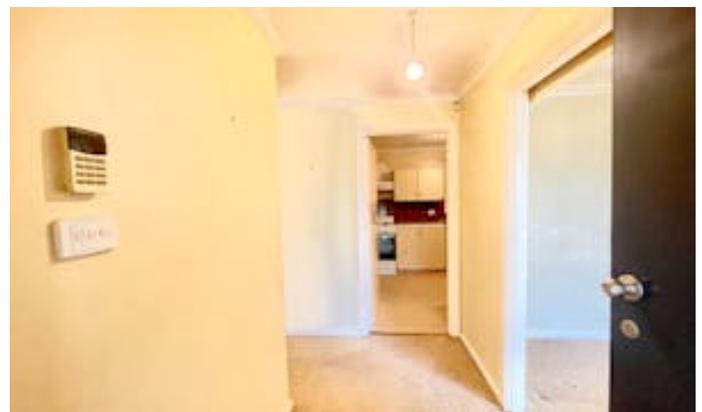
Whether you're a first home buyer looking for an affordable entry into the market, a couple planning for retirement, or an investor ready to add value, this property offers enormous potential for those not afraid of a little hard work.

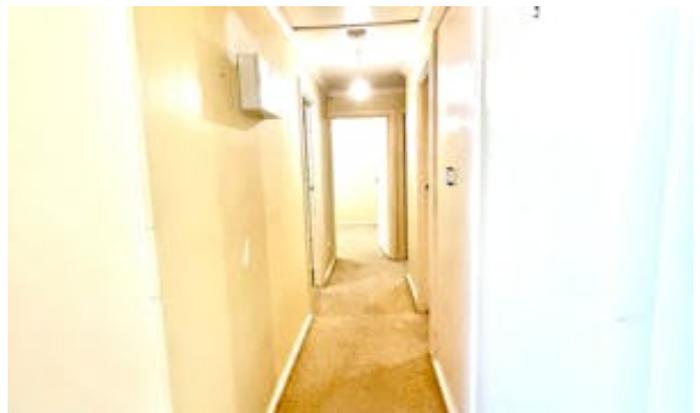
A visual video tour is available online, and private inspections can be arranged.

Contact the Agent today to discover the possibilities and see the potential for yourself.

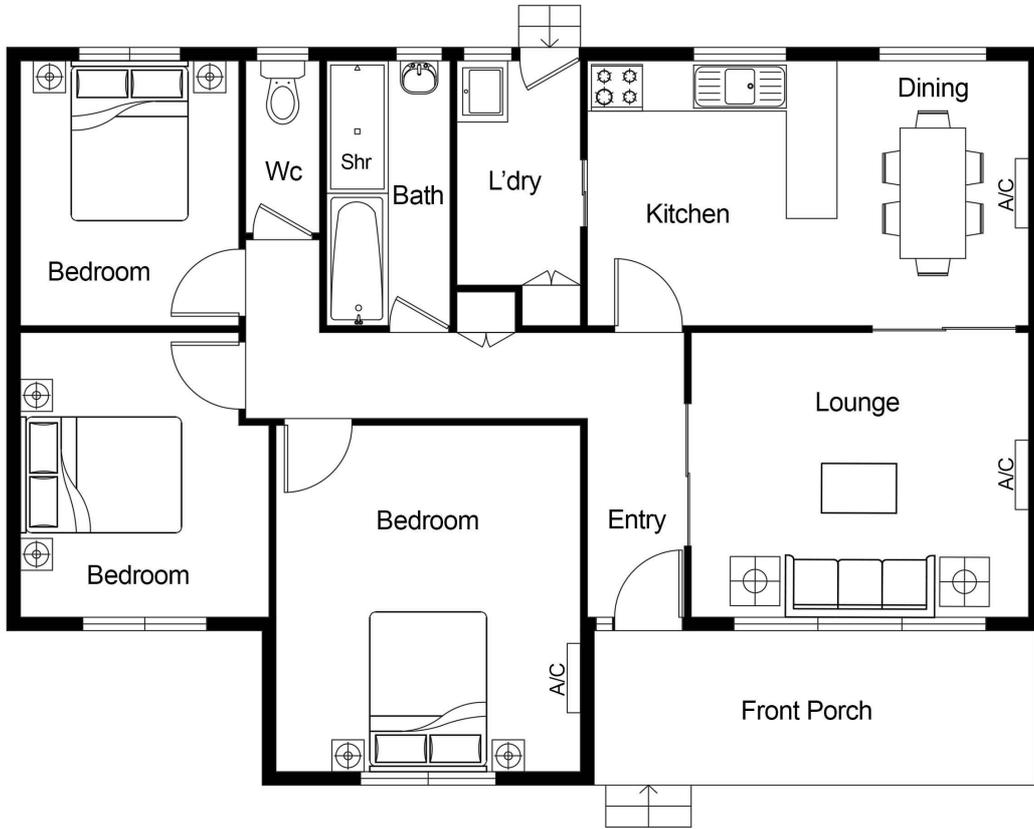
Other features: Ocean Views

- Land Area 719.00 square metres
- Building Area: 95.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage









FLOOR PLAN

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.

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