



## 227 Bakehouse Road, MYPOLONGA, SA 5254

### A Place With Space!

Set on approximately 7.5 acres of fully fenced land, this well-presented property offers the space and lifestyle many are chasing, with a modern home and plenty of room to move.

Built in 2020 by All Steel Homes, the three-bedroom residence is designed for easy living, featuring an open plan kitchen, dining and lounge area that feels light, practical and welcoming. The kitchen is well set up with plenty of bench space and storage, along with a butler's pantry that keeps everything neatly tucked away.

The main bedroom includes a walk-in robe and ensuite, while bedrooms two and three both feature built-in robes. Comfort is covered year-round with a split system air conditioner and slow combustion heater.

Outside, there's no shortage of shedding with a six-bay garage, including two lined bays currently set up as a granny flat space, offering flexibility for guests, extended family or a work-from-home setup. The property also features a 6.6kW solar system, approximately 45,000 litres of rainwater storage, CIT water supply and a selection of established fruit trees.

**TYPE:** For Sale

**INTERNET ID:** 300P194150

#### SALE DETAILS

**Best Offers (Price Guide \$800k)**

#### CONTACT DETAILS

**Murray Bridge**

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

**John Robinson**

0409 609 457

Located in the friendly community of Mypolonga, you'll enjoy the benefits of a great local primary school and a welcoming local sporting club, making it a fantastic option for families or anyone looking to be part of a close-knit rural town. You're also just a short drive to Woodlane River Reserve, complete with a boat ramp and playground, adding even more appeal for those who enjoy time on the water or relaxed weekends outdoors.

A solid lifestyle property with all the essentials already in place.

For an inspection or for a FREE market appraisal of your property, please contact John Robinson on 0409 609 457 or Jack Freestone on 0435 207 475.

CT - Volume 6005 Folio 392

Council - Rural City of Murray Bridge

Council Rates - \$2644.61 pa

Zoning - Rural

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Elders Real Estate RLA 62833

Other features: Kitchenette

- Land Area 3.03 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- Ensuite

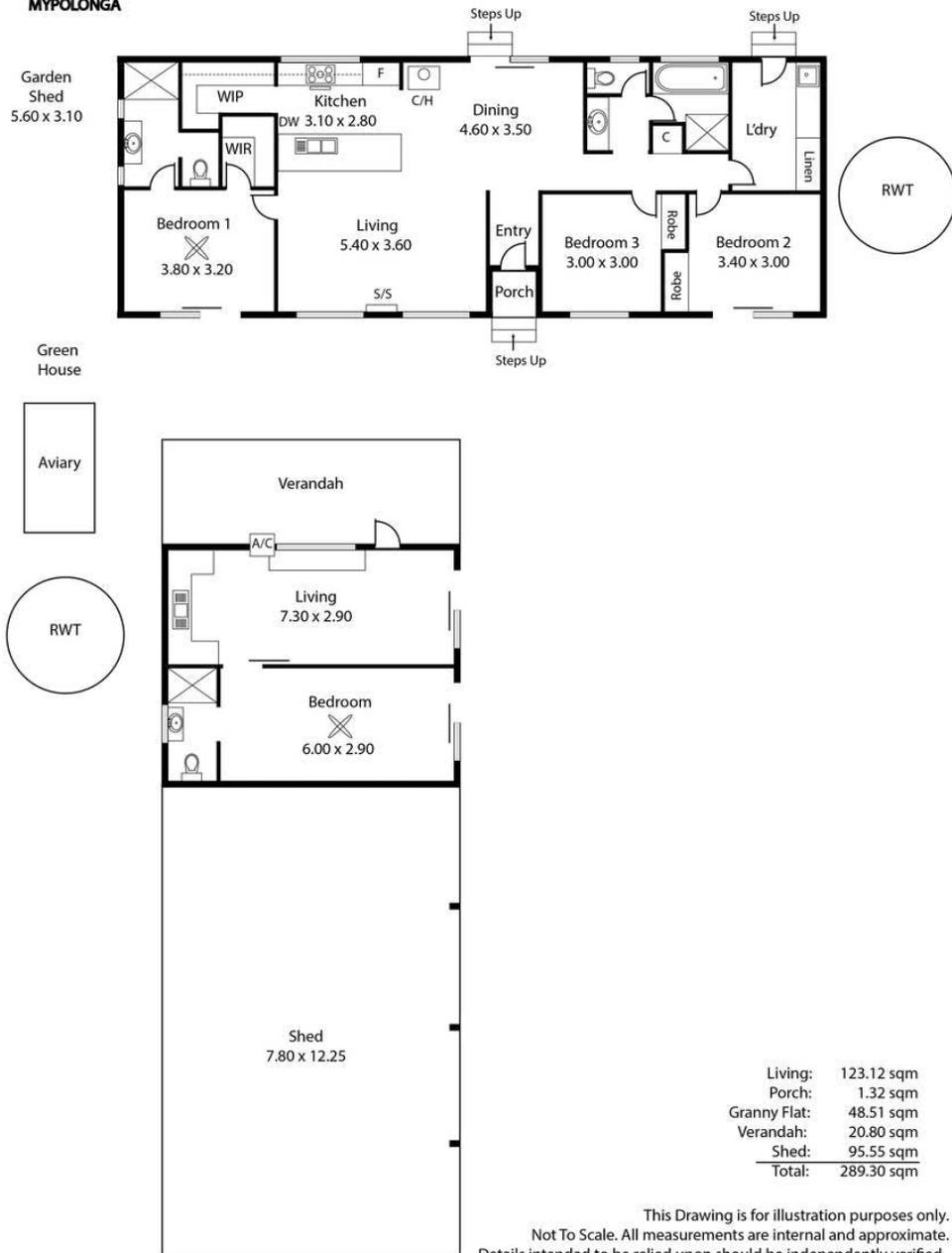








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MYPOLONGA



This Drawing is for illustration purposes only.  
Not To Scale. All measurements are internal and approximate.  
Details intended to be relied upon should be independently verified.

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