



18 Second Avenue, TAILEM BEND, SA 5260

Big Block, Big Potential - Family Home or Investment

Set along the peaceful stretches of the Murraylands, this inviting property in Taillem Bend offers space, flexibility, and a relaxed lifestyle that's increasingly hard to find.

Positioned on a generous 1,022m² allotment, the home is perfectly suited to families, first-home buyers, or investors. Inside, you'll find three well-sized bedrooms, complemented by a versatile additional room that can easily adapt to your needs—whether as a fourth bedroom, second living area, private retreat, kids' playroom, or even a formal dining space.

The front of the home provides a comfortable lounge where a slow combustion heater creates a cosy atmosphere in winter, while a split system air conditioner ensures year-round comfort. This leads to the heart of the home is a modern eat-in kitchen featuring electric appliances.

Practicality is front of mind, with one main bathroom and the added convenience of two toilets within the home. Outdoors, the property continues to impress with a double carport and a solid besser brick shed complete with power and a concrete floor. An additional third toilet is located in the shed—ideal for use while gardening or entertaining (functionality to be confirmed).

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: 300P194923

SALE DETAILS

\$440,000 - \$460,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Ali Bolt

0437 290 698

Entertaining is effortless thanks to the generous undercover, paved outdoor area, while the fully fenced backyard provides a safe and secure space for children and pets to enjoy. A rainwater system services the garden, supporting easy, low-cost maintenance of the outdoor spaces.

Offering a blend of comfort, versatility, and lifestyle appeal, this property presents a fantastic opportunity to enjoy the charm and convenience of life in Taillem Bend.

For more information or for a FREE market appraisal of your property, please contact Ali Bolt on 0437 290 698.

CT - Volume 5562 Folio 536

Council - Coorong District Council

Council Rates - TBA

Zoning - Neighbourhood

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 RLA62833

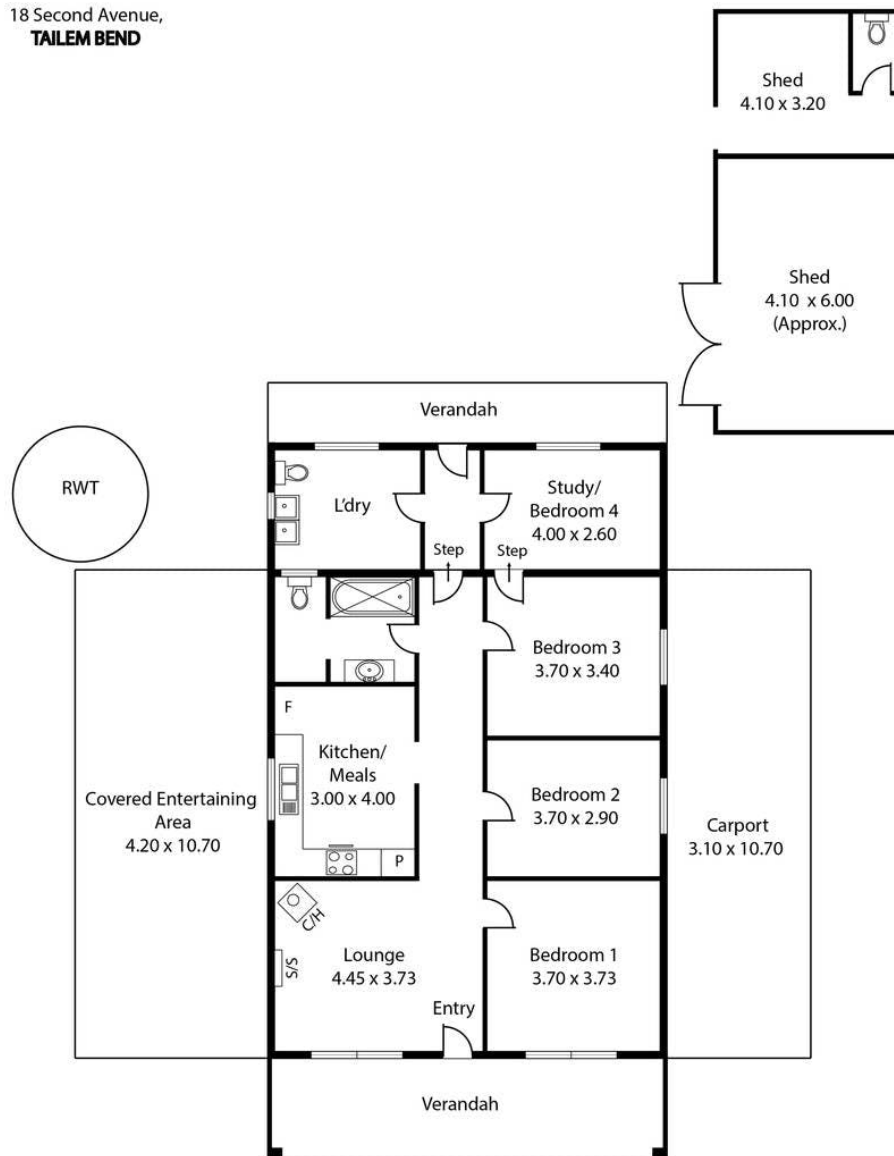
- Land Area 1,022.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 4







18 Second Avenue,
TAILEM BEND



Living:	117.92 sqm
Verandah:	40.48 sqm
Ent. Area:	44.94 sqm
Carport:	33.17 sqm
Total:	236.51 sqm

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.
 Produced by Open2view.com