

35B Willow Avenue, MURRAY BRIDGE, SA 5253

Invest, Downsize or Step Into Your First Home

Positioned quietly at the rear of a small group of four, this well-presented three-bedroom home offers a comfortable, easy-care lifestyle with a strong sense of privacy. Ideal for investors, first home buyers or those looking to downsize, it's a practical home in a convenient location.

Designed for simple, low-maintenance living, the home offers a functional layout that makes the most of its space. The open plan lounge and dining area connects easily through to a well-appointed kitchen, complete with a bay window that brings in natural light. A split system in the living area provides year-round comfort, while jarrah-look floating floors add warmth and charm throughout.

All three bedrooms are well-sized, with built-in robes to bedrooms one and two. Outside, the home continues to deliver with low-maintenance grounds, a paved rear courtyard and a peaceful garden setting. The rear veranda offers a great space for entertaining or simply relaxing in privacy.

A single carport is provided, along with additional off-street parking, and the home is tucked away from the street for added quiet and security.

TYPE: For Sale

INTERNET ID: 300P195021

SALE DETAILS

\$540,000 - \$580,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Jack Freestone

0435 207 475

Conveniently located within close proximity to the CBD, schools and everyday amenities, this is a smart, low-maintenance opportunity in a well-connected setting.

For more information or for a FREE market appraisal of your property, please contact Jack Freestone on 0435 207 475.

CT - Volume 6036 Folio 526

Council - Rural City of Murray Bridge

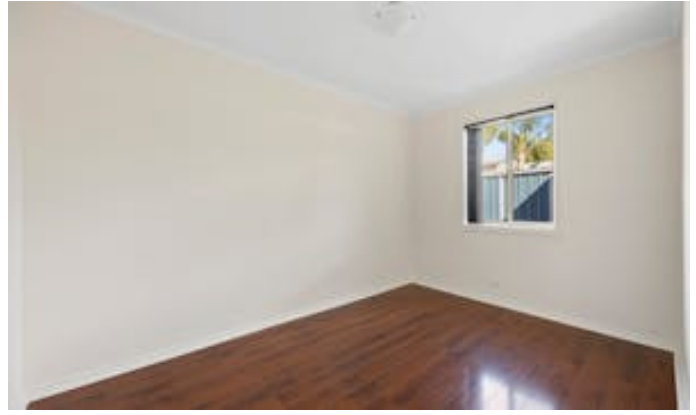
Council Rates - \$2048 per annum

Zoning - Suburban 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 RLA 62833

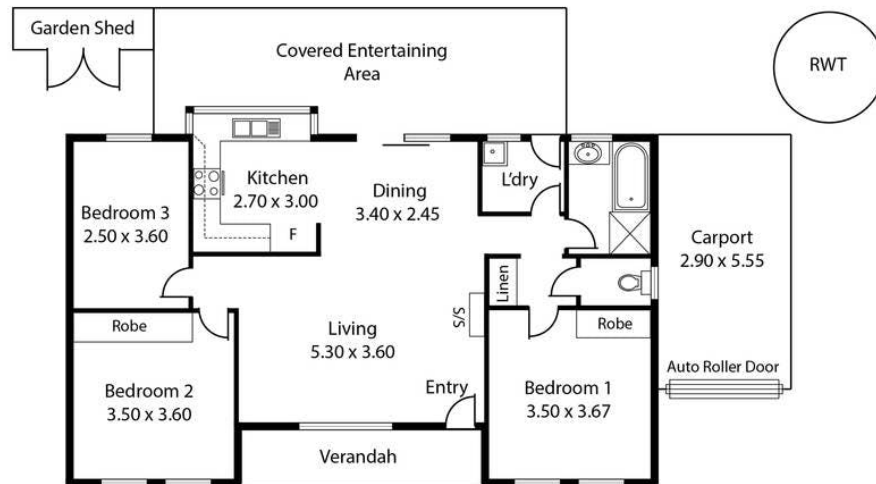
- Land Area 316.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







2/35 Willow Avenue,
MURRAY BRIDGE



Living:	95.60 sqm
Verandah:	6.24 sqm
Ent. Area:	25.20 sqm
Carpport:	16.10 sqm
Total:	143.14 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.
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