



16 Wellington Road, COWELL, SA 5602

Rare Entry-Level Opportunity in a Tightly Held Market

Affordable Homes Are Vanishing - Secure This One Before It's Gone

Positioned on a highly sought-after street and surrounded by various modern builds and recently renovated homes, this timber-framed, three-bedroom residence presents a rare chance to secure a property in a market where affordable options are increasingly scarce. With strong buyer demand and limited supply, homes of this caliber are proving short-lived.

Key Property Features include:

- Three well-proportioned bedrooms
- Recently renovated kitchen, delivering a modern and functional heart to the home
- Nearby dining and loungeroom spaces for convenience
- Separate wet area located to the rear of the dwelling, comprising bathroom facilities, laundry space, and a separate toilet
- Additional multi-purpose room, ideal for a home office or study, butler's pantry,

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: 300P195065

SALE DETAILS

\$349,000

CONTACT DETAILS

CLEVE / COWELL

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

Nick Schumann

0428 383 833

storage, or hobby space

Added Improvement & Lifestyle Highlights include:

- Fully covered, partially enclosed outdoor entertaining area adjoining the rear of the home - perfectly suited to year-round use
- Garage-style shed offering secure storage or workshop potential
- Carport attached to the side of the house, providing convenient off-street parking
- Rainwater storage, plumbed to the house
- Spacious backyard with excellent future opportunities for infrastructure, kids play spaces, sustainable living options
- Fully fenced yard

Services & Location details:

- Connected to all main services, including power, water, and common effluent
- Set within a well-regarded residential pocket known for quality homes, consistent buyer activity, and strong resale appeal

Market Context

Properties within this price bracket are selling quickly, often under strong competition, due to the ongoing shortage of listings near the median price range. Homes located on established, desirable streets continue to command immediate attention - and buyers are needing to act decisively.

With sub-\$350,000 homes consistently selling in short timeframes and very limited stock available, opportunities like this are becoming increasingly difficult to secure. Demand continues to outweigh supply, particularly for updated homes offering move-in readiness - positioning 16 Wellington Road as a standout option for both owner occupiers and investors.

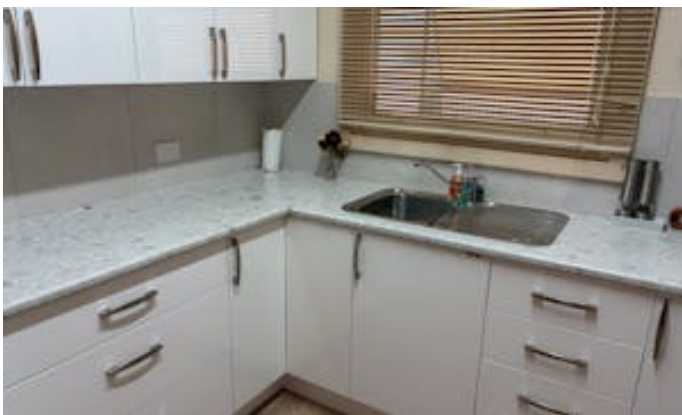
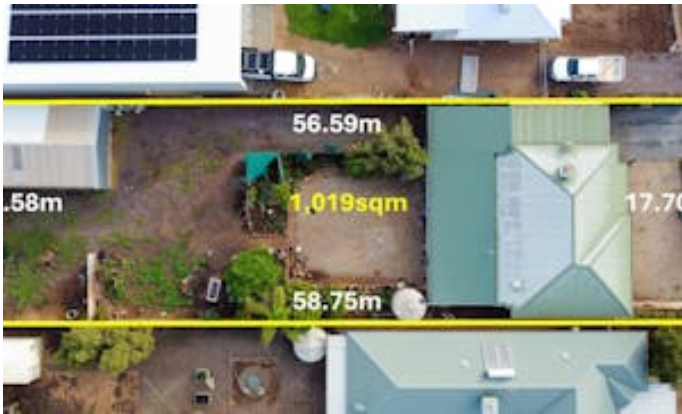
Inspection is strongly recommended and potential purchasers are encouraged to act quickly with properties at this price point being tightly held and rarely remain available for long. Buyers seeking value, location, and immediate livability are encouraged to act swiftly.

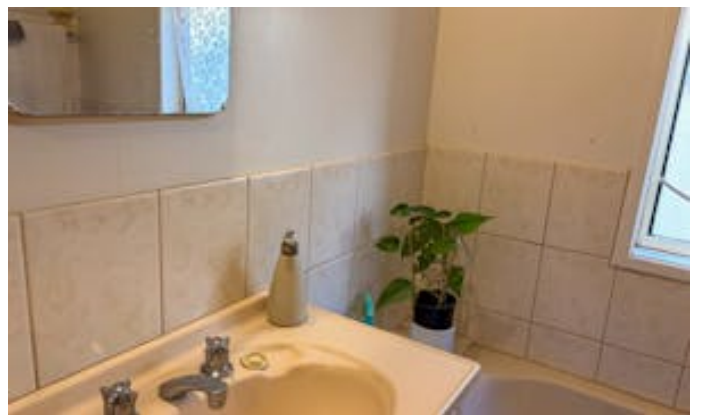
Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition).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

RLA 62833

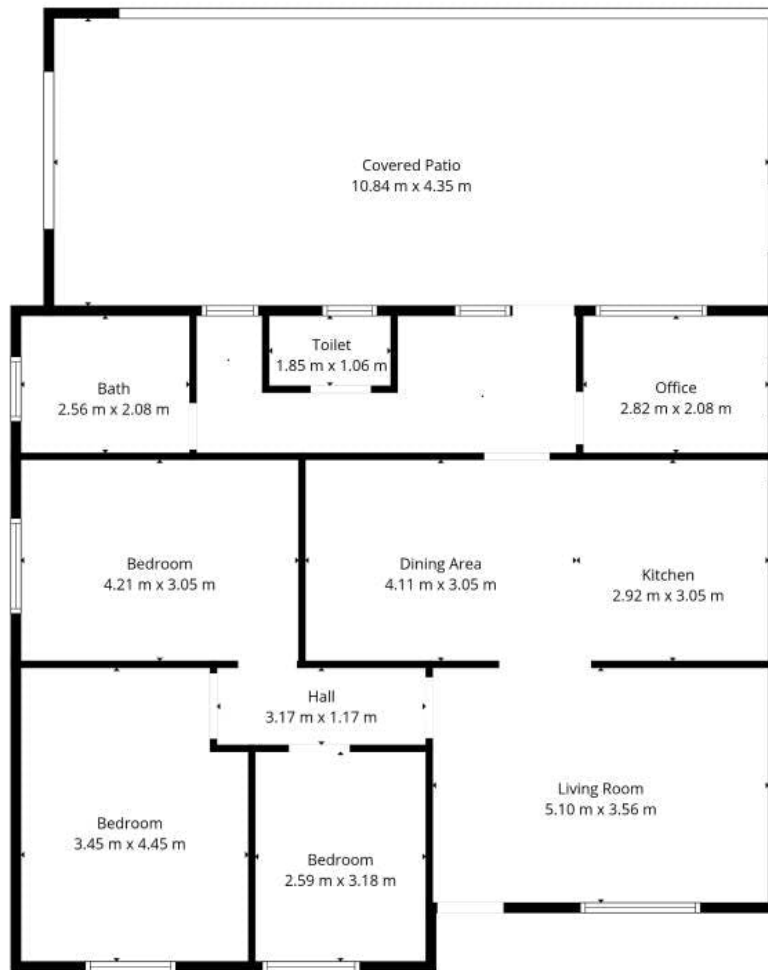
Other features: Close to Schools, Close to Shops, Window Treatments

- Land Area 1,019.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double carport









TOTAL: 106 m2
1st floor: 106 m2
EXCLUDED AREAS: COVERED PATIO: 47 m2, WALLS: 8 m2

Accurate (approximate) Measurements Are Recorded With Digital Devices.

