

## 9 Civic Avenue, WAIKERIE, SA 5330

### Glow Up Complete

Welcome to 9 Civic Avenue, Waikerie, a beautifully refreshed maisonette that's ready for you to move straight in and enjoy. Set on an approximately 541m<sup>2</sup> allotment, this well-maintained home offers convenient side drive-through access and a thoughtfully updated interior, making it an ideal choice for first home buyers or savvy investors.

Recently transformed with a complete makeover, the home showcases a long list of upgrades designed for modern comfort and low-maintenance living. From the freshly repointed and painted roof to the full internal and external repaint, every detail has been carefully considered. New flooring flows throughout, complemented by stylish window treatments, an updated kitchen, landscaped gardens, and a newly installed garden shed.

Step inside to a welcoming lounge room, beautifully presented with durable vinyl flooring and a reverse cycle split system to keep you comfortable year-round. The home features three generously sized bedrooms, each fitted with plush carpet and block-out blinds.

At the heart of the home lies the standout upgraded kitchen – a true highlight. Boasting ample bench space and smart storage solutions, it comes equipped with a

**TYPE:** For Sale

**INTERNET ID:** 300P195226

#### SALE DETAILS

**\$309,000 - \$329,000**

#### CONTACT DETAILS

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freestanding gas cooktop, electric oven, ceiling fan, and provision for a dishwasher, making it as functional as it is stylish.

Outdoors, the property continues to impress. The spacious backyard offers drive-through access, perfect for additional vehicle storage or trailers, along with a gravelled area for easy maintenance. Enjoy entertaining under the undercover alfresco area, gather around the fire pit with friends, or make use of the garden shed for extra storage.

With a recent rental appraisal of approximately \$330 - \$350 per week, this property presents a fantastic investment opportunity alongside its appeal as a comfortable home.

Don't miss your chance to secure this move-in-ready gem - a property that combines practicality, style, and value in a sought-after Waikerie location.

#### Property Details

Council Area: Loxton Waikerie District Council

Council Rates: \$1,843.80 per annum

SA Water: \$82.30 supply charge per quarter

Zoning: N - Neighbourhood

Zoning: Residential

Land Size: 541m<sup>2</sup> approx.

Gas Connection: Cylinder

#### 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

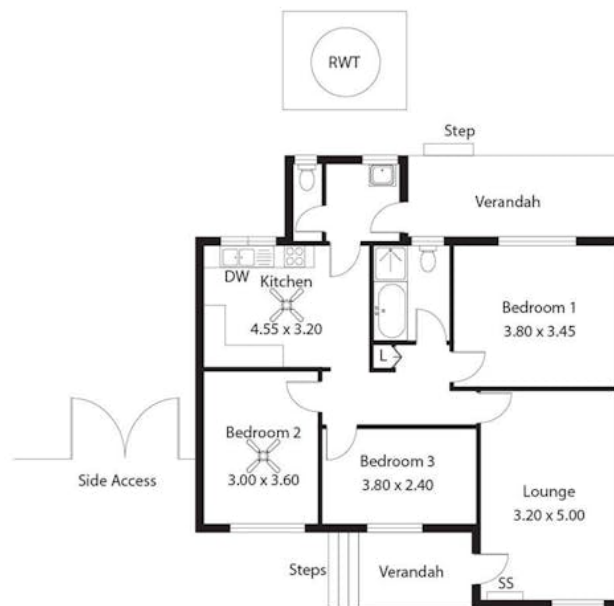
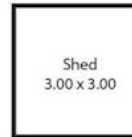
Other features: Close to Schools, Close to Shops

- Land Area 541.00 square metres
- Building Area: 88.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2





9 Civic Avenue,  
**WAIKERIE**



Living:	79.325Q.M
Verandah:	14.485Q.M
Shed:	9.005Q.M
<b>TOTAL:</b>	<b>102.805Q.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.