



## 9 Fleming Street, MOOROOK, SA 5332

### Low Maintenance Living in a Peaceful Location

Perched high above the beautiful township of Moorook and overlooking the River Murray this little gem is nestled a 976m<sup>2</sup> parcel. Last house on a no through road contributes the peaceful location. A short distance away your will find the stunning river front, the Moorook store, post office and the Moorook Club.

Inside you will find open plan kitchen and dining area with electric cooktop and wall oven, dishwasher and ample storage. Lounge room overlooks the decking area. All three bedrooms are fitted with built in robes. Bathroom has had some upgrades to assist with mobility. Floating floors throughout with climate control consisting of Ceiling Fans, Split System and ducted Evaporative Air Conditioner.

Outside you will enjoy sitting on the deck and taking in the stunning views into the River Murray. Great shedding and car parking including a second toilet in one of the sheds with concrete floor and combination of manual and automatic roller doors. There is even enough room for the caravan under cover. Enjoy the privacy of your own yard with an electric sliding gate and fully fenced yards to keep children and pets safe. Keep your electricity account to a minimum with a 5kw solar system.

If you are looking for a place to call home, holiday home or investment this one is a must to inspect.

**TYPE:** For Sale

**INTERNET ID:** 300P195255

#### SALE DETAILS

**\$395,000 - \$425,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Karen Nash**

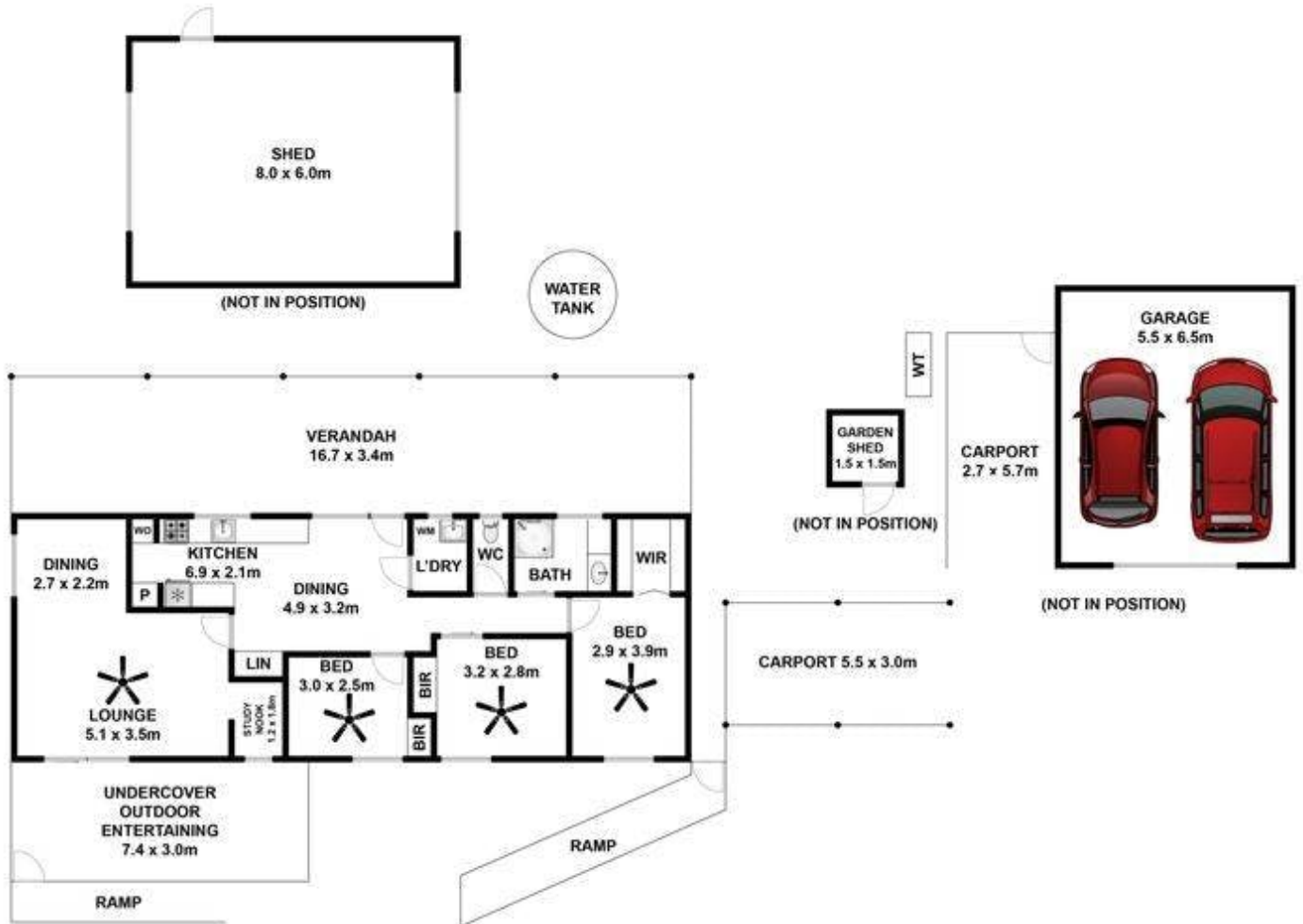
0437 236 669

Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.  
RLA62833

- Land Area 976.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4







Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 9 Fleming Street, Moorook