

## 10 Talbot Grove, CEDUNA, SA 5690

### Peaceful Living with Endless Potential

Tucked away in the quiet and family-friendly Talbot Grove subdivision in Ceduna, this charming home offers the perfect blend of comfort, space, and opportunity—all set on a sealed no-through road with minimal traffic for ultimate peace and privacy.

Step inside via the short welcoming front deck and discover a spacious open-plan living area designed for easy living. Featuring stylish vinyl flooring, vertical blinds, and a reverse cycle air conditioner, this central hub is both comfortable and functional year-round.

At the heart of the home, the well-appointed U-shaped kitchen boasts electric hotplates, oven, and grill, with smartly allocated space for a dishwasher. Ample storage is provided by three full-height pantry cupboards, while a dedicated fridge space ensures practicality meets convenience.

Flowing seamlessly from the living area, the dining space opens out through double glass sliding doors—perfect for indoor-outdoor living and entertaining.

The master bedroom is a true retreat, complete with elegant bay windows, soft

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:** 300P195289

#### SALE DETAILS

**\$260,000**

#### CONTACT DETAILS

**WUDINNA**

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

**Elaine Seal**

0428 400 210

carpeting, and a walk-through robe leading to a spacious dual-access bathroom featuring a bath, glass shower, vanity, and toilet.

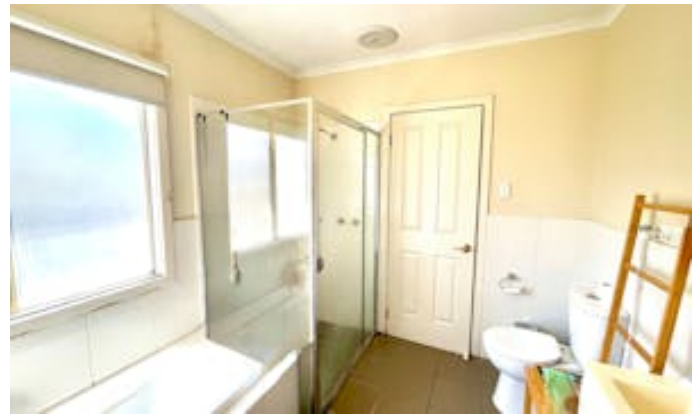
Additional highlights include:

- \* Two further carpeted bedrooms with space for built-in robes
- \* Functional laundry with linen storage, external access, and second toilet
- \* Secure, fully fenced yard with double front gates and high boundary fencing-ideal for pets
- \* Single carport for undercover parking
- \* Generous outdoor space ready for your vision-create a lush garden, grow your own produce, or design the ultimate entertaining area
- \* 3300-gallon rainwater tank for added sustainability

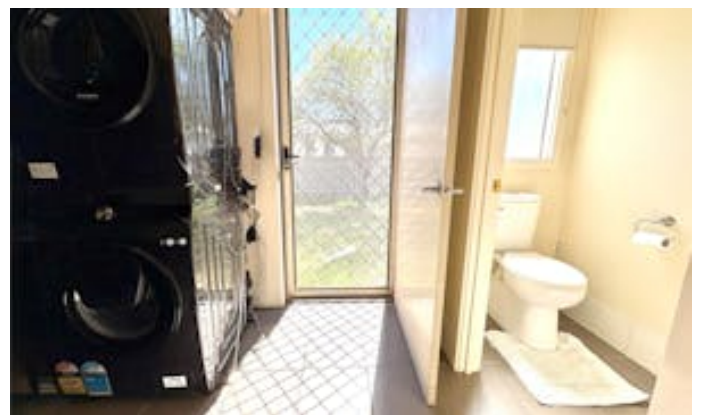
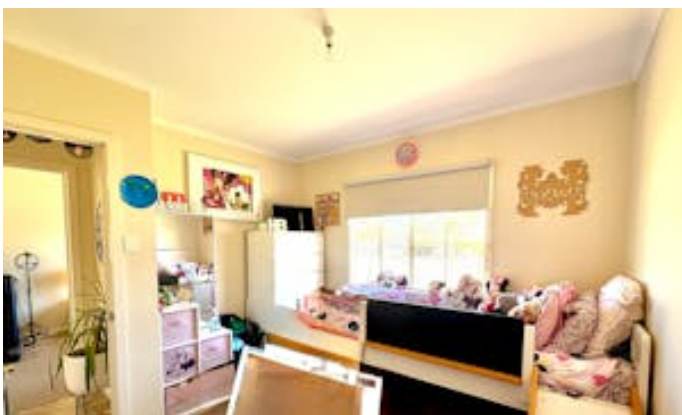
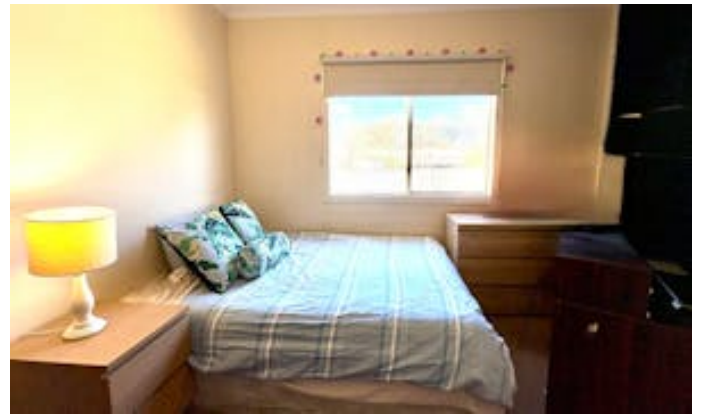
Whether you're seeking a smart investment with solid rental returns or a comfortable home you can truly make your own, this neat and affordable property ticks all the boxes. A visual walk through video is available to view on the website.

Other features: Window Treatments

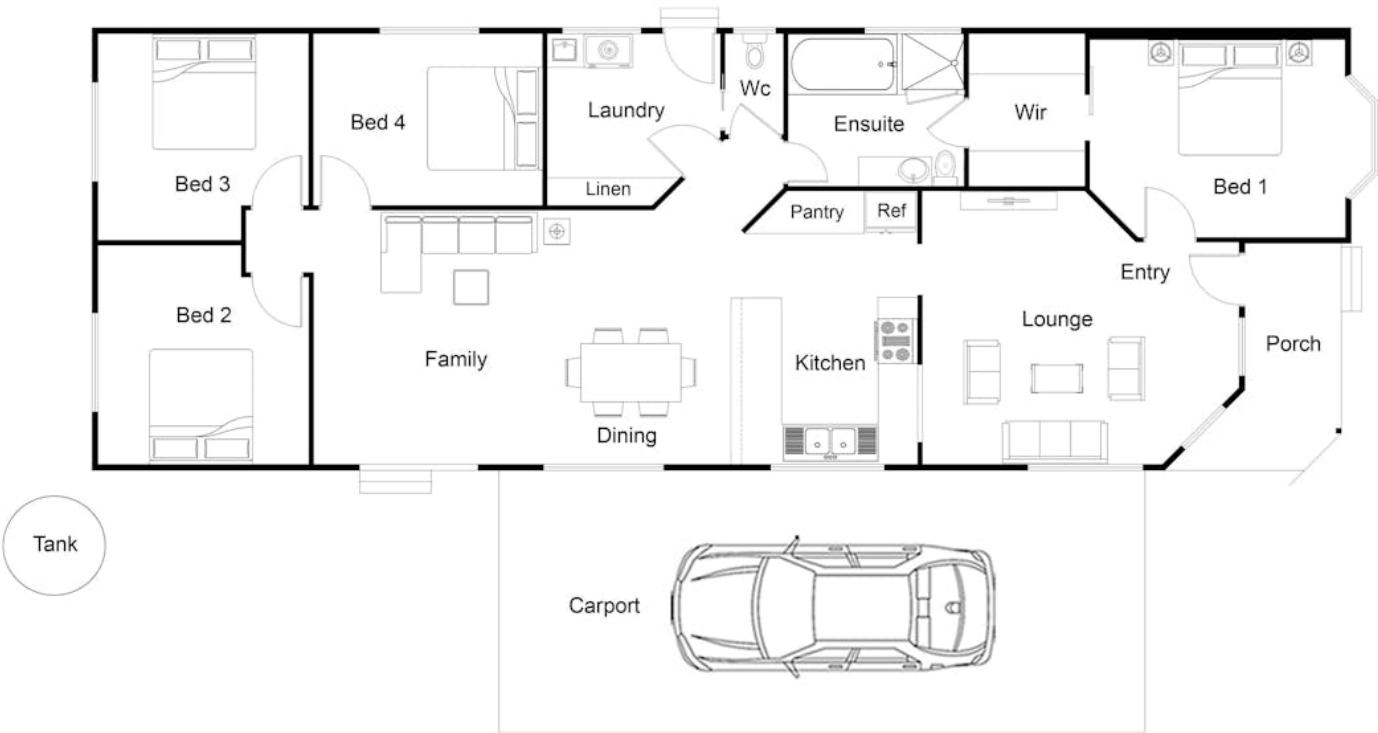
- Land Area 726.00 square metres
- Building Area: 109.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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