



## 44 Medley Terrace, WUDINNA, SA 5652

### Prime Position with Endless Potential

Perfectly positioned in the heart of town, this solid brick veneer home offers an unbeatable lifestyle of convenience. Located directly opposite the sporting complex and Community Club, and just metres from the Area School, you'll also find the IGA, bakery, hall, hotel, post office, swimming pool, and park all within easy walking distance. It's truly a location that delivers on every level.

Set on a well-established allotment, the home is surrounded by lush gardens both front and back. Thanks to recent rains, the lawns are vibrant and green, complemented by an array of thriving fruit trees, roses, and flowering plants. A long concrete driveway leads to a single carport, while a semi-enclosed pergola with brick paved flooring, shade cloth roofing, and lattice detailing provides a light-filled outdoor entertaining space.

Inside, the home offers a functional layout with plenty of scope to modernise and add value. The front foyer opens into a formal lounge featuring two glass sliding doors and a near-new reverse cycle air conditioner. This flows through to the combined kitchen and dining area, complete with vinyl flooring, ceiling fan, electric oven and grill, ample bench space, overhead cupboards, and a convenient servery into a second living or dining area. Here, you'll also find a wood combustion heater, wall air conditioner, and direct access to both the pergola and driveway.

A generously sized master suite includes a walk-in robe and ensuite, ready for a stylish

**TYPE:** For Sale

**INTERNET ID:** 300P195334

#### SALE DETAILS

**\$340,000**

#### CONTACT DETAILS

**WUDINNA**

44 Eyre Highway

WUDINNA, SA

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update. At the opposite end of the home, three additional bedrooms-each with built-in robes-are serviced by a central bathroom featuring a bath, shower alcove, and vanity. The home also includes a practical laundry with storage, a separate toilet, and linen cupboards located in the passage.

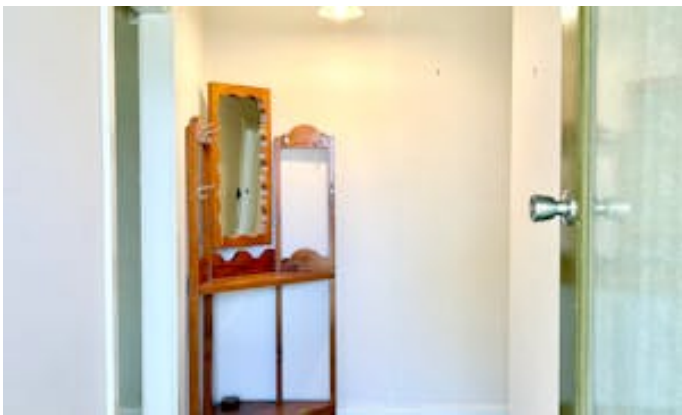
Additional features include electronic roller shutters on front windows for added security and weather protection, solar panels, NBN readiness, two rainwater tanks, and a large rear storage shed.

While comfortable as is, the property presents an exciting opportunity for renovation, with potential to enhance through updated flooring, fresh paint, and kitchen and bathroom upgrades.

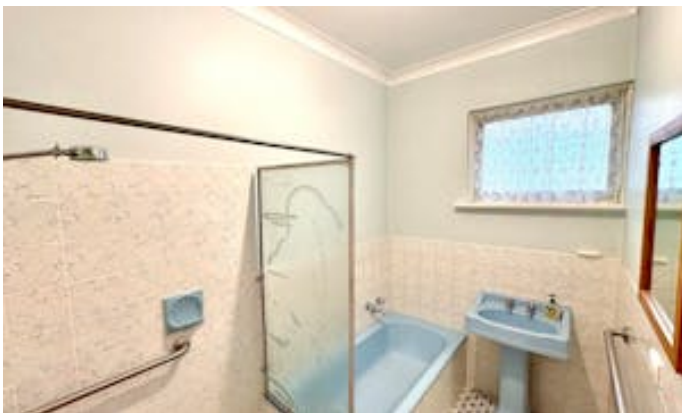
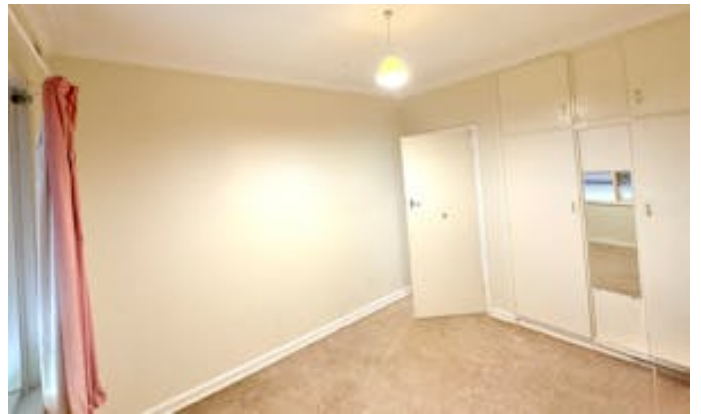
With solid foundations, generous space, and an exceptional location, this is a property brimming with potential-ready for you to make it your own.

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

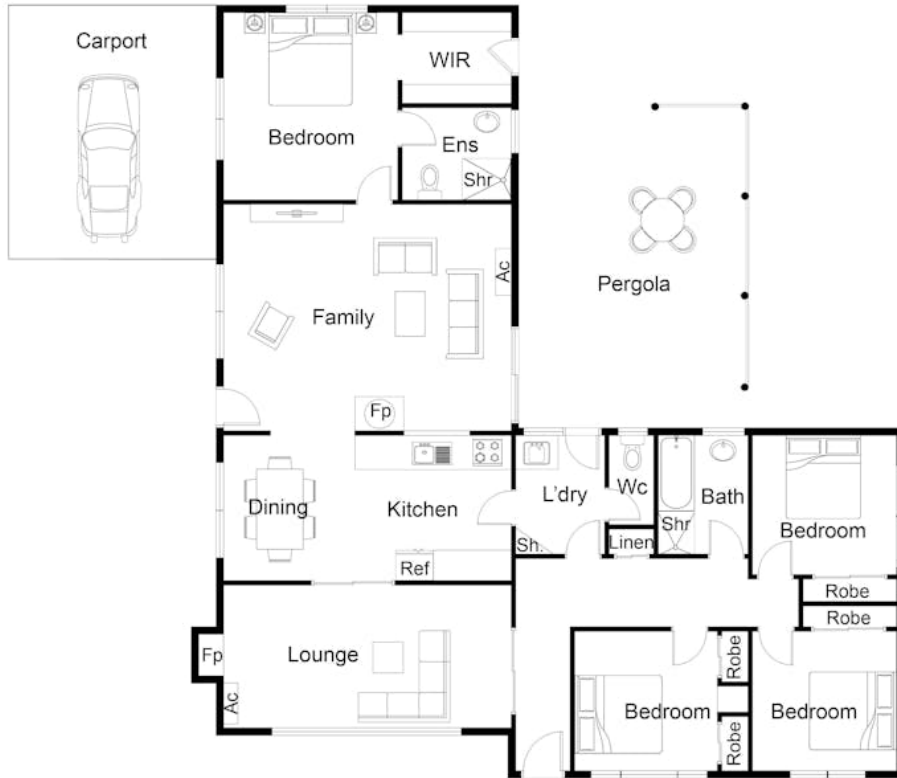
- Land Area 993.00 square metres
- Building Area: 118.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single carport
- Ensuite











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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