



7 Illman Avenue, MURRAY BRIDGE, SA 5253

Easy Family Living on the Eastside

Positioned in the sought-after Riverglades area on the eastside of Murray Bridge, this spacious and well-maintained family home offers the perfect blend of comfort, functionality and lifestyle. Set within a quiet no-through street and just moments from the Murray River and town centre, the location delivers peaceful living with everyday convenience close at hand.

Set on a generous 1007m² allotment with valuable rear yard access, this updated 1980s clad home has been thoughtfully renovated in recent years, showcasing a stylish modern kitchen and beautifully appointed bathroom. Offering flexibility for growing families, the home comprises five bedrooms or four plus a study, along with a formal lounge upon entry providing a welcoming separate living space.

At the heart of the home, the spacious dining area adjoins the well-equipped kitchen featuring ample cabinetry, excellent bench space and a practical layout designed for busy family living. Bifold doors open seamlessly from the dining area to the rear verandah, creating a lovely indoor-outdoor connection overlooking the tranquil established gardens.

The stunning bathroom is tiled to the ceiling and complete with a freestanding bath,

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TYPE: For Sale

INTERNET ID: 300P195436

SALE DETAILS

\$550,000 - \$600,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Jack Freestone

0435 207 475

adding a touch of luxury to everyday living. Comfort is assured year-round with ducted reverse cycle air conditioning throughout the home.

Outside, the property continues to impress with a powered shed featuring cement floor and 3 phase power, plus attached double carport, along with spacious grounds for children and pets to enjoy. A substantial 12.4kW solar system helps keep energy costs down, further adding to the appeal of this versatile family property.

While already offering excellent family living, some minor cosmetic improvements could further enhance the home's appeal and add additional value over time.

A fantastic opportunity to secure a spacious family home in a tightly held Riverglades location.

For more information or for a FREE market appraisal of your property, please contact Jack Freestone on 0435 207 475.

CT - Volume 6111 Folio 940

Council - Rural City of Murray Bridge

Council Rates - \$1942 pa

Zoning - Rural Neighbourhood - RuN

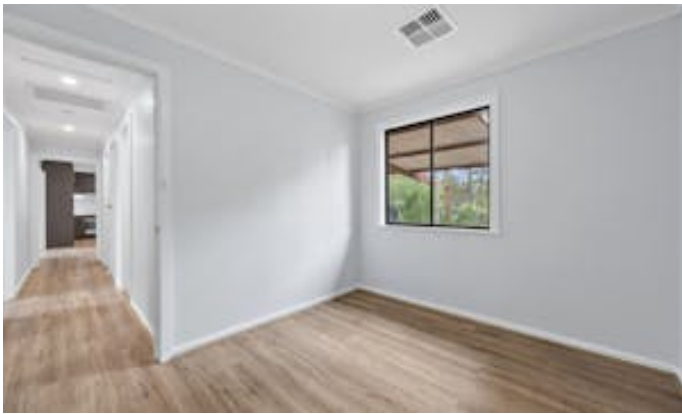
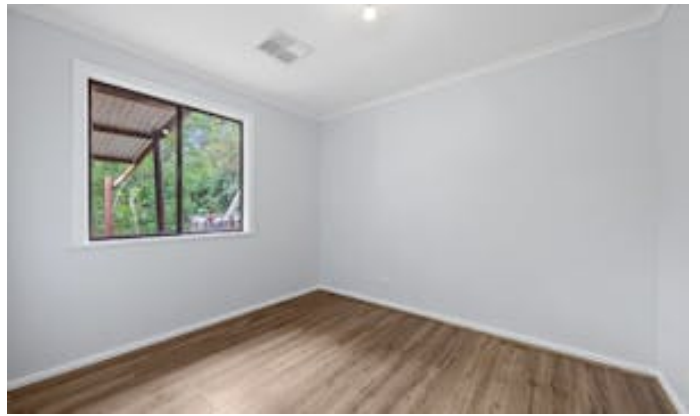
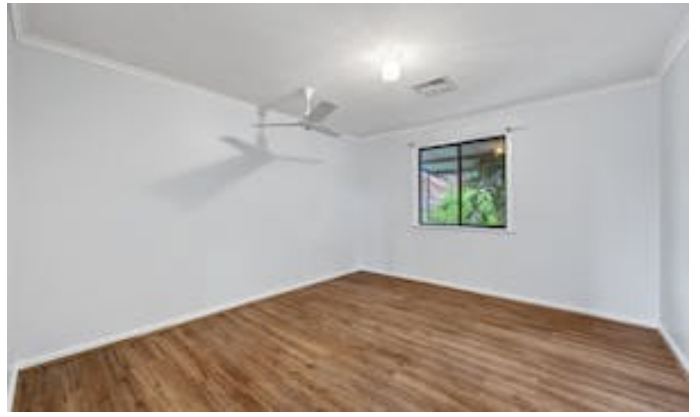
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Elders Real Estate RLA 62833

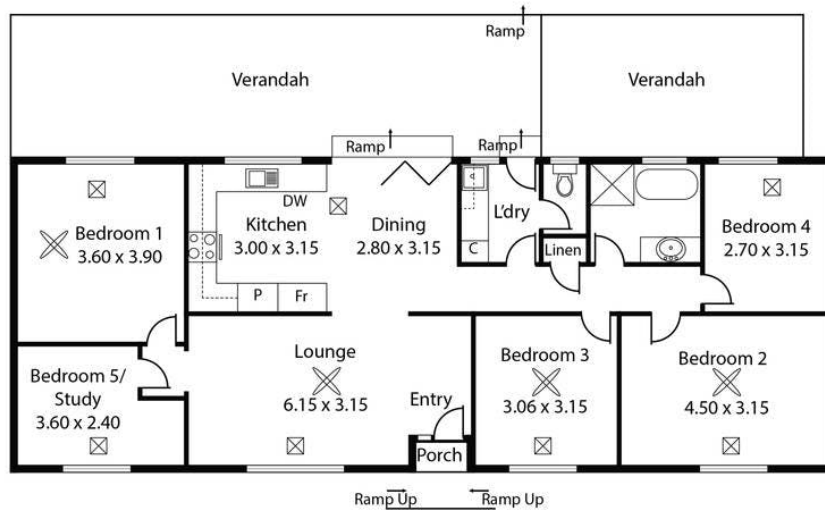
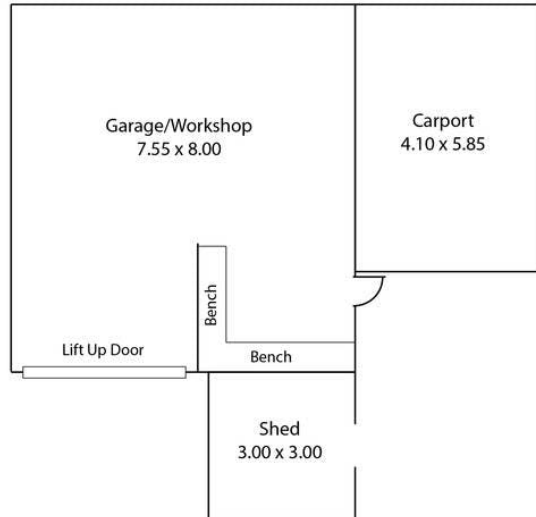
Other features: 3 Phase Power

- Land Area 1,007.00 square metre
- Bedrooms: 5
- Bathrooms: 1
- Car Parks: 4





7 Illman Avenue,
RIVERGLADES



Living:	123.20 sqm
Porch:	1.00 sqm
Verandah:	51.90 sqm
Garage/Workshop:	60.40 sqm
Carport:	23.99 sqm
Total:	260.49 sqm

This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
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