

13 Ward Street, EUDUNDA, SA 5374

The Kind of Block They Don't Make Anymore

13 Ward Street, Eudunda presents an exciting opportunity in the heart of town, offering space, flexibility and endless future potential on a substantial approximately 3,026sqm allotment with the frontage approx. 60m. Set across three allotments on one title and featuring dual driveway access, this is a property with room to move and possibilities to explore.

Built in 1957, the home has recently undergone a tasteful refresh while still retaining its original character, with high ceilings and subtle art deco features throughout. Recent updates include an upgraded kitchen with stainless steel appliances, new floating floorboards through the kitchen, dining, living and hallway areas, updated window furnishings in the living space, and the addition of two reverse cycle split systems for year-round comfort.

Inside, the home offers a spacious L-shaped lounge and dining area filled with natural light from the large windows. The generous U-shaped kitchen provides electric cooking, ample storage and excellent bench space, making it both practical and functional for everyday living.

The home comprises three bedrooms, all with carpet flooring. Bedroom two also

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TYPE: For Sale

INTERNET ID: 300P195522

SALE DETAILS

\$549,000 - \$579,000

CONTACT DETAILS

Barossa

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

Teri Wenske

0409 687 465

includes built-in robes and a reverse cycle split system, while bedroom one enjoys large double windows allowing plenty of natural light. Centrally located, the bathroom is in excellent condition and features a separate bath, large shower and single vanity, with a charming retro feel that suits the era of the home.

Adding further versatility is the large storeroom/rumpus room with concrete floors, ideal for additional storage, a workshop, hobby space or games room.

Outside, the expansive yard offers endless potential with wide open spaces ready to be enjoyed or further developed. A separately fenced rear section provides the perfect area for children and pets to play safely.

Whether you are looking for a comfortable family home, investment opportunity or a property with future scope, 13 Ward Street is packed with potential in a convenient township location.

Property Information

CT: 5793/299

Council: Goyder

Council Rates: \$2,439.40 per annum

SA Water: \$82.30 Supply Charge per quarter

Emergency Services Levy: \$75.90 per annum

Zoning: N Neighbourhood

Local Government Description: Residential

Easements: NIL

Land Size: 3026m2 approx

Year Built: 1957

Hot Water Services: Electric

Frontage: 60m Approx

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, Window Treatments

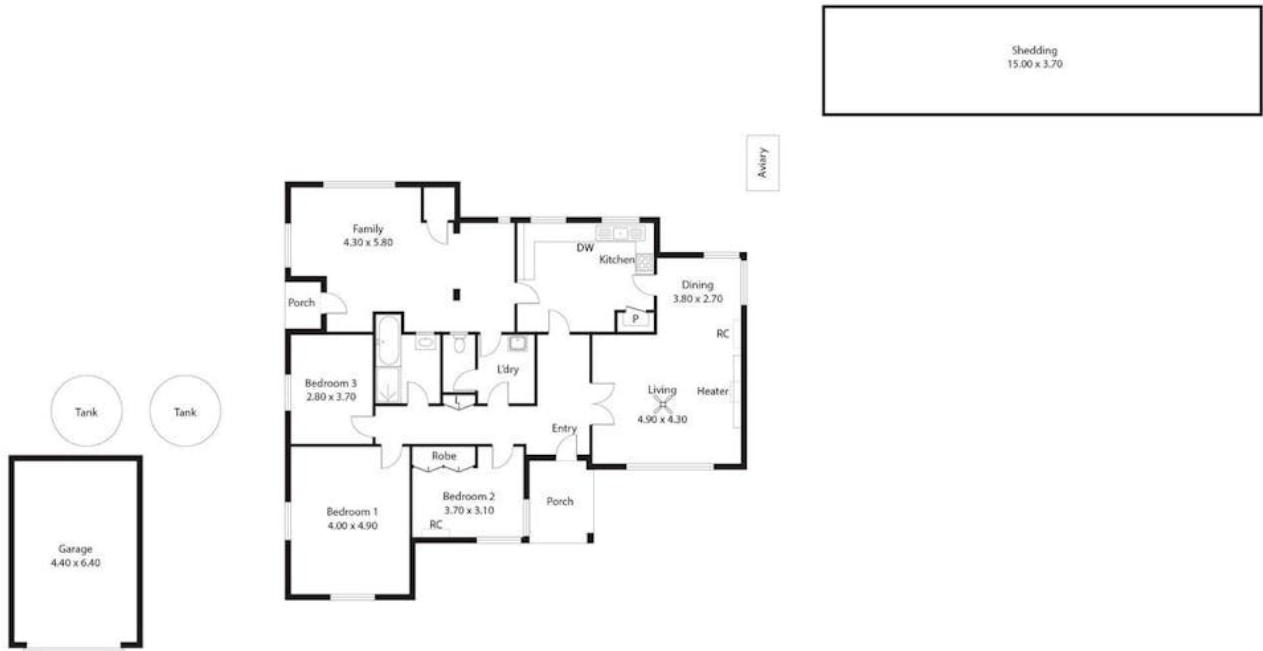
- Land Area 3,026.00 square metres
- Building Area: 137.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







13 Ward Street,
EUDUNDA



Living:	147.565Q.M
Porch:	7.755Q.M
Garage:	28.165Q.M
Shedding:	55.595Q.M
TOTAL:	238.975Q.M

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