

## 8 Fifth Street, COWELL, SA 5602

### Perfectly Located Brick Home in the Heart of Cowell

Location. Location. Location.

Positioned within the Cowell township and just a short distance to the main street, this well-maintained brick veneer residence offers comfortable living with the convenience of shops, township services, and community facilities all close at hand.

Constructed in the late 1990s, the home reflects solid workmanship and practical design, ideal for buyers seeking a quality, low-maintenance property in a proven location.

The floorplan features three bedrooms and one bathroom, complemented by a generous open-plan living zone incorporating the kitchen, dining and family area, with an adjoining separate lounge providing flexibility for everyday living or entertaining. This layout delivers space, natural flow and functionality rarely found in homes of this era.

Key Features include:

- Wooden oak style kitchen with serving bench practicality, double sink, electrical oven / stove, and excellent array of cupboards

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:** 300P195596

#### SALE DETAILS

**\$530,000**

#### CONTACT DETAILS

**CLEVE / COWELL**

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

**Nick Schumann**

0428 383 833

- Multiple split system air-conditioners and ceiling fans located throughout the house for year-round comfort
- Various built-in storage spaces
- Window roller shutters

Vehicle access and storage is well catered for with a double garage (approx. 7m x 7m) featuring 2x electrical roller doors at the front, back roller door for backyard access, concrete floor, power and lights.

Additional added improvements include:

- A shed (approx. 6m x 6m) for storage or hobbies
- Outdoor entertaining area suited to year-round use
- Rainwater tanks (2x 11,000L) plumbed to house
- Solar system unit, assisting with energy efficiency and ongoing cost control

Set on a smaller, manageable allotment, the property is well suited to those wanting space without the burden of high maintenance and sure to appeal to many.

Ideal Buyer Appeal

- Families: Spacious open living areas and practical layout
  - First Homeowners: Move in and enjoy quality without added expenses or changes needed
  - Retirees / Semi-Retired Buyers: Quality-built home offering comfort, efficiency and ease of living
  - Downsizers: Brick construction, manageable block size and minimal upkeep
- Elderly Purchasers: Excellent township location with easy access to essential services

This is a solid, well-located Cowell home offering broad buyer appeal, practical improvements and long-term livability in a tightly held township setting.

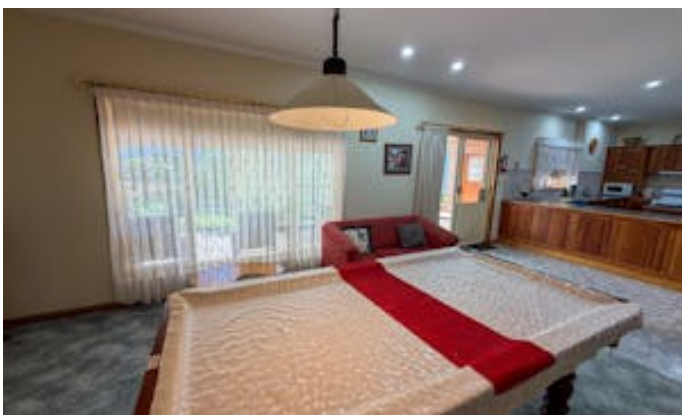
Contact Nick to arrange an inspection and discuss the ideally located property.

Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 62833

Other features: Close to Schools, Close to Shops, Openable Windows, Window Treatments

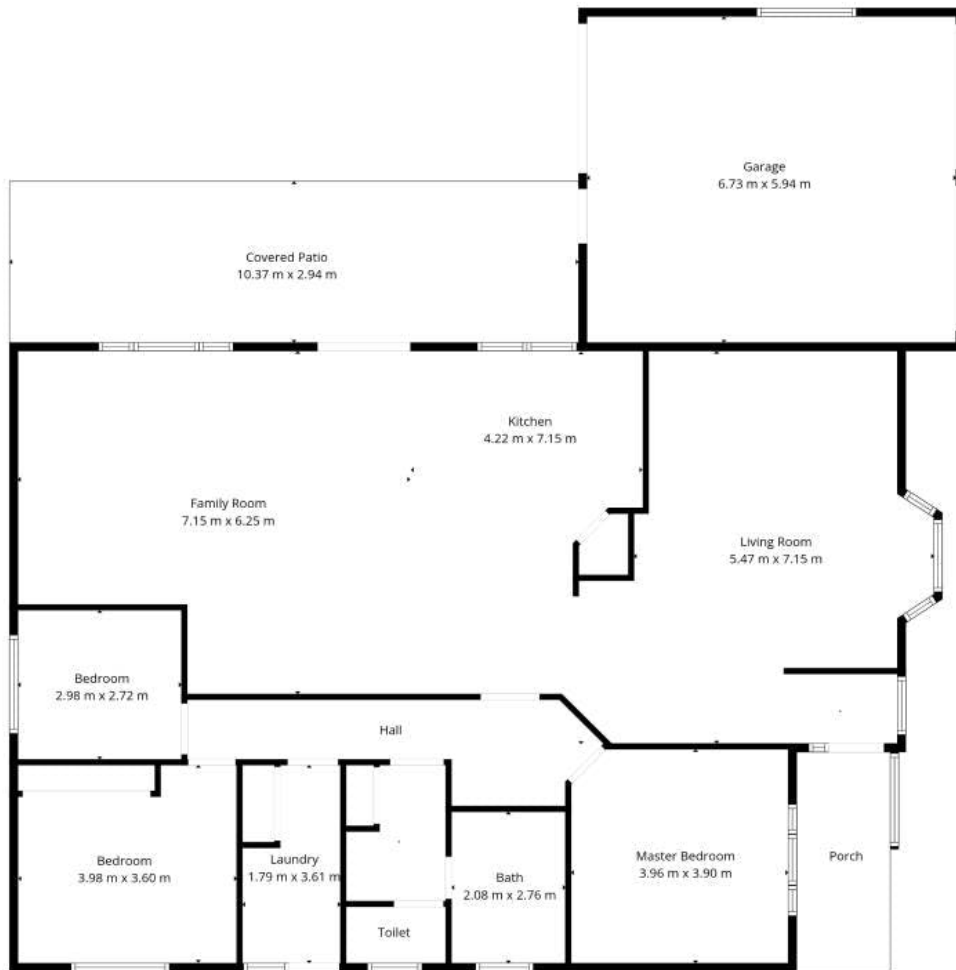
- Bedrooms: 3
- Bathrooms: 1
- Double garage











**TOTAL: 172 m2**  
1st floor: 172 m2  
EXCLUDED AREAS: GARAGE: 40 m2, PORCH: 7 m2, COVERED PATIO: 30 m2,  
WALLS: 11 m2

Accurate (approximate) Measurements Are Recorded With Digital Devices.

