



3 Borlase Street, CEDUNA, SA 5690

Affordable Opportunity: Neat & Tidy 3-Bedroom Home with Entertaining Deck

Neat, tidy, and priced to sell, this well-presented 3-bedroom, 1-bathroom home offers an excellent opportunity for first home buyers or savvy investors looking to start or expand their rental portfolio. With an estimated rental return of approximately \$350â##\$380 per week, this property delivers both comfort and potential.

Ideally positioned in a quiet street, the home is within short walking distance to local schools, TAFE, and the CBD, making it a convenient and appealing choice for tenants and homeowners alike.

Inside, the home features a light-filled open plan living area with floating floors and direct access to the outdoors via two sets of glass sliding doors. All three bedrooms are carpeted and include light/ceiling fans, with one also offering reverse cycle air conditioning. Year-round comfort is ensured with split system heating and cooling.

The functional kitchen is equipped with a gas cooktop, electric oven, corner pantry, microwave and fridge alcoves, and a double stainless steel sink. The tiled bathroom includes a vanity, shower over bath, and exhaust fan, while the toilet is separate for added convenience. A practical laundry offers a stainless steel wash trough, overhead storage, dryer provisions, and external access.

Step outside to a standout feature of the home—a huge wooden entertaining deck at the rear, complete with a high galvanised iron roof and skylight sheets, perfect for

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TYPE: For Sale

INTERNET ID: 300P195948

SALE DETAILS

\$285,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

Elaine Seal

0428 400 210

year-round gatherings. The enclosed rear yard is low-maintenance, with paving, raised garden beds ready for planting, and a secure animal enclosure.

Additional feature includes a functional double garage with power and a concrete floor.

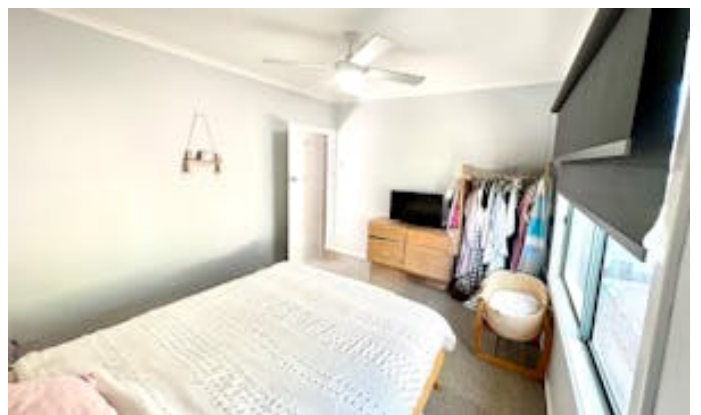
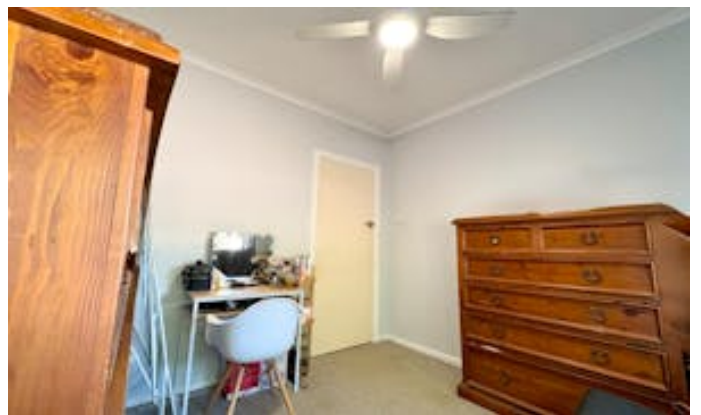
Whether you're entering the property market or adding to your investment portfolio, this property is a must-see.

Contact Elaine at Elders today to arrange your private viewing.

Other features: Close to Schools

- Land Area 707.00 square metres
- Building Area: 102.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single garage











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Total Area: 147.6 m² (excluding porch)

All measurements are approximate and M. Elders is not responsible.