



## 23 Langley Road, MCCRACKEN, SA 5211

Renovate, Rebuild, or Reimagine.

Looking for a project?

Seeking a challenge?

Fancy becoming a renovator?

Then roll up your sleeves and come take a look at 23 Langley Road.

In need of lots of love and attention, this property is packed with potential and ready for transformation.

\*\*Available for inspection this Saturday. Please contact Joanne on 0407 524 401 via phone or email [joanne.dean@elders.com.au](mailto:joanne.dean@elders.com.au) to register your interest and confirm the scheduled viewing time.

The modest two-bedroom home offers an exciting opportunity for renovators, builders, or those looking to start fresh. Whether you're keen to roll up your sleeves and restore her former charm or take advantage of the generous allotment and build your dream home (STCC), the choice is yours.

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:** 300P195958

**SALE DETAILS**

**\$400,000 to \$440,000**

**CONTACT DETAILS**

**Elders Victor Harbor**  
11-13 Victoria Street  
VICTOR HARBOR, SA  
08 8555 9000  
RLA: 62833

**Joanne Dean**  
0407 524 401

Set on a substantial 720sqm (approx.) block, the home is constructed of Bessa brick and weatherboard(?) and has seen some updates in years gone by, including the kitchen and bathroom (although they are in need of some attention now!).

It's fair to say the property is now in need of significant TLC and presents as a true project for the enthusiastic buyer.

Outside, the property has an enclosed carport with roller door and a fully fenced rear yard-ideal for pets, kids, or future improvements. And you get to keep the caravan too! It's a case of what you see is what you get!

Located in a neat and established residential pocket within the McCracken area- this pocket was formerly known as the Riverside Estate-you'll enjoy proximity to the local R#7 school and scenic river walks, adding lifestyle appeal to the opportunity on offer.

A little hard work will go a long way!

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. RLA 62833

Other features: Close to Schools

- Land Area 720.00 square metres
- Building Area: 78.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage



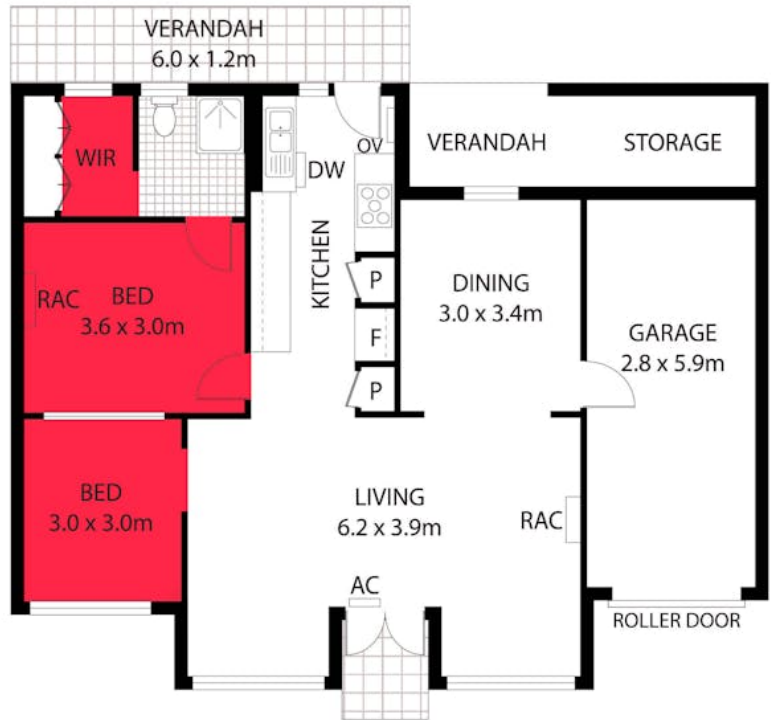


MILLERACTON



This drawing is for illustrative purposes only

23 Langley Road,  
MCCRACKEN



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.  
Produced by [Open2view.com](http://Open2view.com)

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.