



## 12 Dickerson Street, BARMERA, SA 5345

Start living your dream!

"Under instructions from the Public Trustee"

Positioned on a generous 996m<sup>2</sup> allotment, this solid brick veneer family home offers comfortable living in a highly convenient location, just moments from the Barmera town centre, church, schools and sporting facilities.

Designed with family living in mind, the home features two spacious living areas, providing flexibility for both everyday living and entertaining. The functional kitchen is well-appointed with an electric cooktop, wall oven and a walk-in pantry, making meal preparation a breeze.

Tiled flooring flows throughout the main living areas, while the bedrooms are carpeted for added comfort. All bedrooms include built-in robes, with the main bedroom also enjoying the convenience of a private ensuite complete with shower, vanity and toilet. The main bathroom is ideal for families, offering a separate bath, shower and vanity.

Year-round comfort is assured with a wall-mounted air conditioner, ceiling fans and the warmth of a combustion wood heater.

Outside, the property continues to impress with a paved entertaining area, perfect for relaxing with family and friends. Vehicle accommodation includes a single carport with two roller doors (one automatic and one manual), while rear lane access via double

**TYPE:** For Sale

**INTERNET ID:** 300P195997

**SALE DETAILS**

**\$495,000 - \$510,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

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RLA: 62833

**Karen Nash**

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gates provides excellent accessibility. Completing the package is a substantial shed featuring a concrete floor, power and lighting, ideal for storage, hobbies or a workshop.

Offering space, practicality and an excellent location, this well-maintained property presents a fantastic opportunity for families, first home buyers or investors looking to secure a quality home in the heart of Barmera.

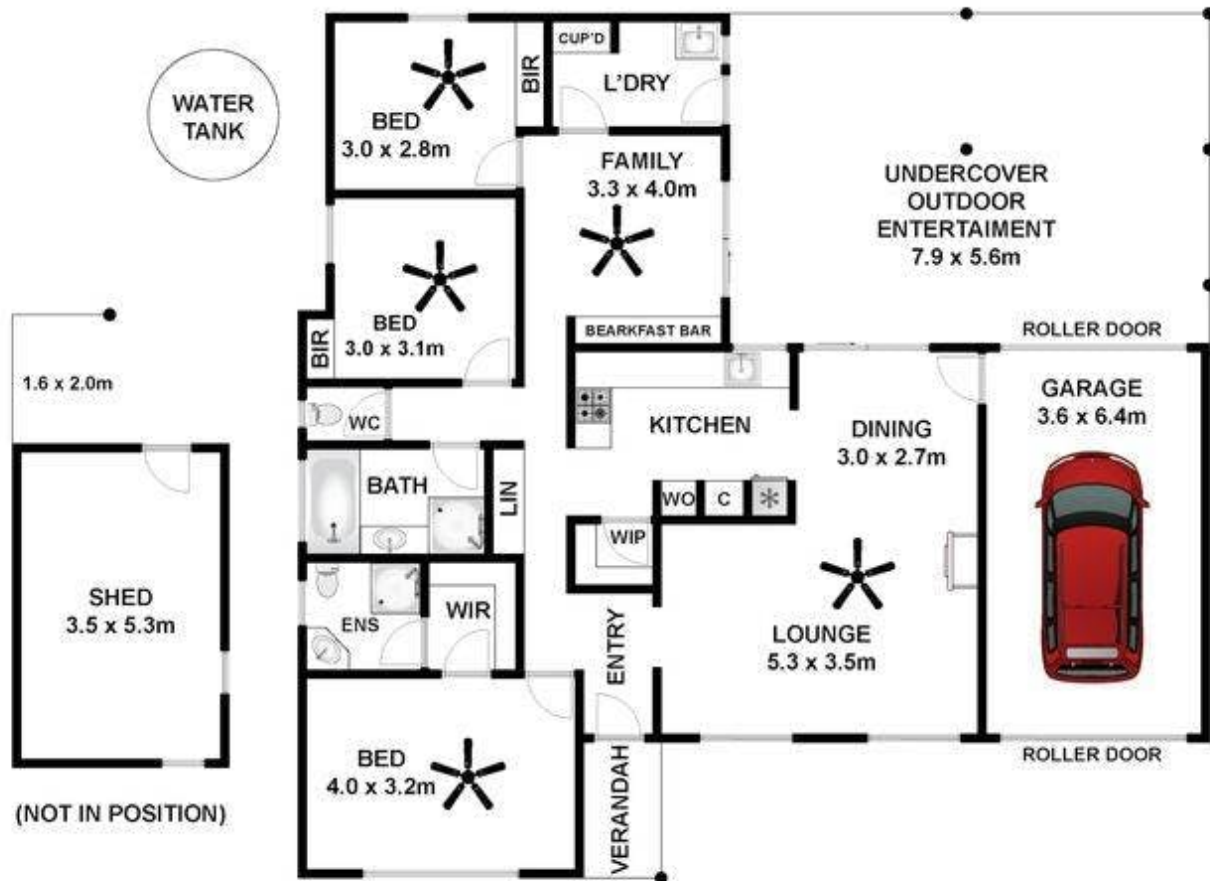
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RLA62833

- Land Area 996.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1









Approx House Area 147m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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