



302 Gilmour Road, BARMERA, SA 5345

Picture Perfect Character Home on Acreage

Set on approximately 1 hectare of lifestyle land, this beautifully renovated 1940s-character home offers space, comfort and country charm just a short drive from Barmera and the popular Lake Bonney precinct.

Blending timeless character with modern convenience, the home features three well-sized bedrooms, a stylishly updated bathroom and multiple indoor and outdoor living spaces designed for relaxed rural living.

At the heart of the home is a well-appointed kitchen complete with electric cooktop, under bench oven, dishwasher, island bench and generous pantry storage. The renovated bathroom is equally impressive with tiled flooring, separate bath, large walk-in shower, vanity and mirror.

Comfort is assured year-round with reverse cycle wall mounted air conditioning, a combustion wood heater and ceiling fans throughout the home.

Outside, wide verandas and a spacious entertaining area create the perfect setting for year-round gatherings with family and friends. The property also includes a double garage with workshop, ample rainwater storage and a Central Irrigation Trust water connection.

Whether you are seeking a peaceful lifestyle retreat, room to move or a character-filled

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: 300P196106

SALE DETAILS

\$510,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Karen Nash

0437 236 669

country property with modern updates already completed, this property presents an outstanding opportunity for the lifestyle purchaser. Currently tenanted at \$460 per week on a periodic basis.

Property Features:

- Renovated 1940s-character home
- Three bedrooms, one bathroom
- Approx. 1 hectare lifestyle allotment
- Reverse cycle wall mounted air conditioning
- Combustion wood heater and ceiling fans
- Spacious entertaining area and wide verandas
- Double garage with workshop
- Updated kitchen with island bench and dishwasher
- Stylish bathroom with separate bath and walk-in shower
- Central Irrigation Trust water connection
- Rainwater tanks
- Short drive to Barmera and Lake Bonney

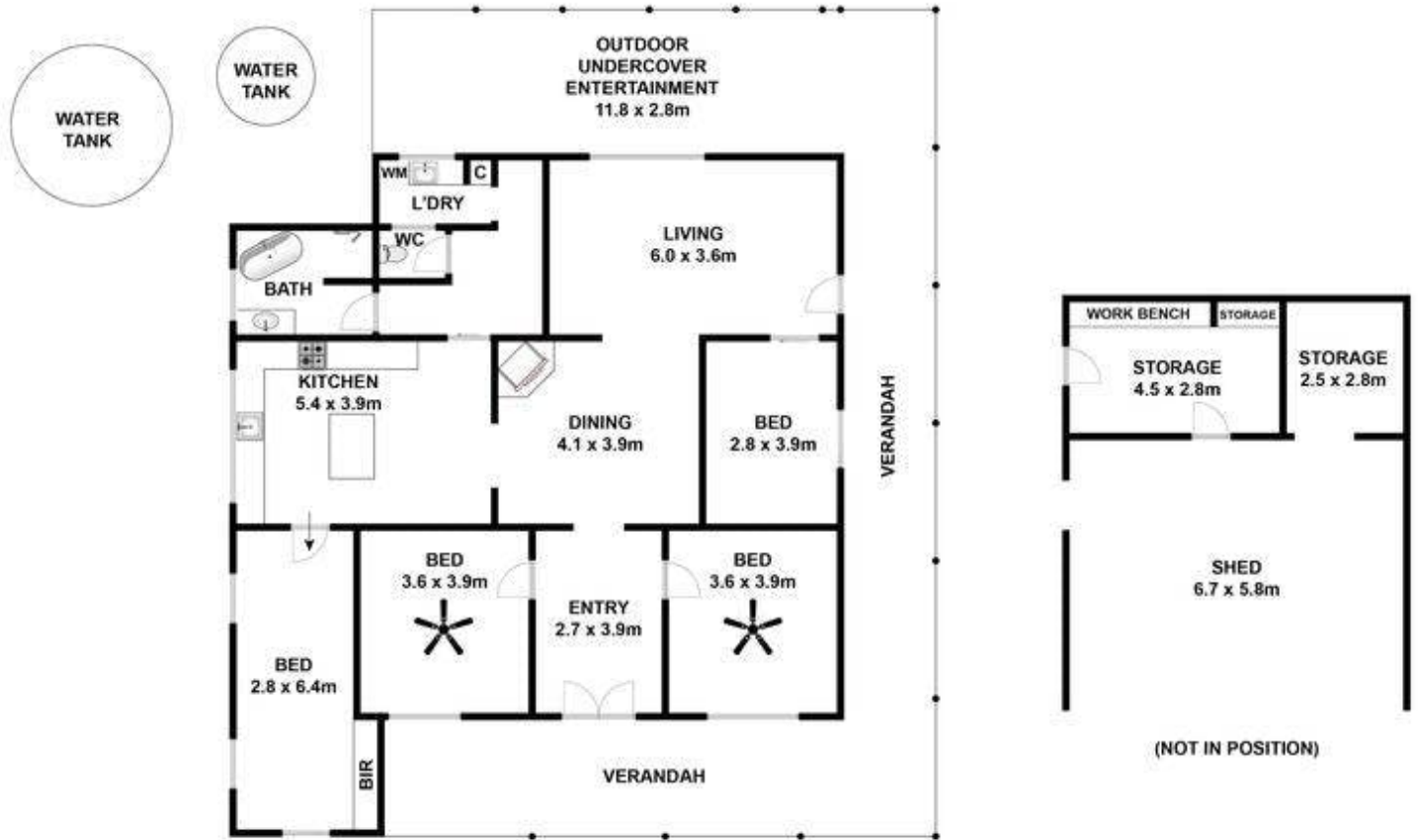
A lifestyle opportunity offering charm, space and convenience in a peaceful Loveday setting.

Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.
RLA62833

- Land Area 1 hectare
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2







Approx House Area 159m²

Whilst 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.

302 Gilmour Road, Loveday