



## 13 Watson Avenue, LUCINDALE, SA 5272

### Accessible & Comfortable Living in Lucindale

Set on an 809m<sup>2</sup> allotment, 13 Watson Avenue, Lucindale offers a practical and welcoming home with thoughtful updates throughout.

The home features three bedrooms, one bathroom, two living areas and a separate office, providing plenty of flexibility for families, downsizers or those working from home. New flooring throughout gives the home a fresh feel, while the renovated bathroom has been designed to accommodate wheelchair access.

A standout feature is the home's disability-accessible design, including new decking with ramp, making everyday living easier and more comfortable.

Outside, the property offers undercover parking, workshop space, outdoor sitting area and established bird aviaries, adding extra appeal for hobbyists or those needing practical outdoor areas.

### Key Features

**TYPE:** For Sale  
**INTERNET ID:** 300P196535

### SALE DETAILS

**\$360,000**

### CONTACT DETAILS

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**Kait Copping**  
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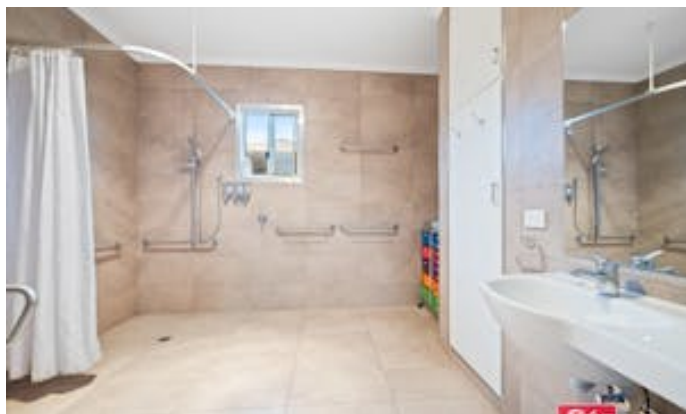
- 809m<sup>2</sup> allotment
- 3 bedrooms
- Wheelchair accessible bathroom
- 2 living areas plus office
- Near new deck with ramp access
- Fire place
- R/C airconditioner

Contact Kait Copping on 0407 023 737 or [kait.copping@elders.com.au](mailto:kait.copping@elders.com.au) for more information or to arrange your private inspection.

Disclaimer: We have in preparing this information used our best endeavors 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. RLA62833

- Land Area 809.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport







Sizes And Dimentions Are Approximate, Actual May Vary

