



## 35 Ward Street, EUDUNDA, SA 5374

### The Home That Keeps on Giving

Positioned on a spacious 1,012m<sup>2</sup> allotment, this beautifully maintained home offers an exceptional family-friendly lifestyle with a versatile floorplan designed to suit modern living. Built in 1974 and presented in impeccable condition, this residence combines comfort, functionality, and outstanding value.

Upon entering, you'll immediately appreciate the seamless flow of the stylish vinyl flooring and the character of the exposed timber beams that add warmth and charm throughout the home.

The heart of the home is the updated U-shaped kitchen, thoughtfully designed with an abundance of overhead and under-bench cabinetry, a large pantry, extensive bench space, and a timeless neutral colour palette. Perfectly positioned to cater for busy family life, it provides both practicality and appeal.

At the front of the home, the light-filled living area welcomes you with large windows that capture natural sunlight, built-in bookshelves, and a reverse-cycle split system ensuring year-round comfort.

**TYPE:** For Sale

**INTERNET ID:** 300P197465

#### SALE DETAILS

**\$519,000 - \$549,000**

#### CONTACT DETAILS

**Barossa**  
127 Murray Street  
Tanunda, SA  
(08) 8562 2883  
RLA: 62833

**Teri Wenske**  
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Accommodation is well catered for with three generous bedrooms. Bedroom one is located at the front of the home and features two built-in robes, while bedroom two is centrally positioned. The spacious master suite has been designed as a private parents' retreat and includes vinyl flooring, a reverse-cycle split system, two ceiling fans, and an adjoining study or potential fourth bedroom, creating a peaceful sanctuary away from the main living areas.

The updated central bathroom is beautifully appointed in neutral tones and is complemented by a separate toilet conveniently located off the renovated laundry.

Stepping outside, you'll discover a large undercover L-shaped entertaining area overlooking the expansive backyard, providing the perfect setting for family gatherings, outdoor dining, and year-round entertaining.

Further enhancing the property's appeal is a substantial shed and workshop featuring a concrete floor, single-phase power, fixed workbenches, and racking.

Two rainwater tanks, including one dedicated to the gardens and another connected to the kitchen and laundry.

Climate control is well looked after by two reverse-cycle split systems along with ceiling fans.

Offering excellent investment potential, a recent rental appraisal estimates a return of approximately \$425â##\$445 per week.

Whether you're searching for a comfortable family home, a peaceful country lifestyle, or a solid investment opportunity, this immaculately presented property is sure to impress.

#### Property Information

Council Area: Goyder Council

Council Rates: TBA

SA Water: TBA

Zoning: N â## Neighbourhood

Local Government Description: Residential

Easements: NIL

Land Size: 1012m2 approx

Frontage: 21m approx

Gas Connection: Cylinders

Solar System: 3.5kw

#### 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. Elders Real Estate RLA62833

Other features: Close to Schools, Close to Shops

- Land Area 1,012.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 4
- Single carport





