

1 Talbot Grove, CEDUNA, SA 5690

Modern Corner Allotment with Exceptional Value and Outstanding Lifestyle Appeal

Positioned on a desirable corner allotment, this modern transportable home offers spacious living, quality improvements, and excellent value for families, retirees, or savvy investors seeking a low-maintenance property with room to grow.

Step onto the front deck and enter a surprisingly spacious open-plan living area, enhanced by stylish vinyl plank floating floors, LED downlights, and a bright, welcoming atmosphere throughout. The generous lounge room features a reverse-cycle air conditioner and opens seamlessly via glass sliding doors to the expansive rear verandah, creating the perfect indoor-outdoor lifestyle.

The well-appointed kitchen is designed for practicality and entertaining, featuring an island bench with breakfast seating, stainless steel sink, tall double-door pantry, dishwasher, electric ceramic cooktop, rangehood, under-bench oven, and microwave alcove. The refrigerator connection is plumbed for chilled water and ice, with the fridge itself available for negotiation as part of the sale.

Accommodation comprises three comfortable bedrooms, all fitted with ceiling fans and lights. The main bedroom boasts three sliding-door robes, while the additional bedrooms offer built-in storage solutions, display shelving, and robe configurations to maximise functionality.

The three-way bathroom layout is ideal for family living, incorporating a separate vanity

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: 300P197751

SALE DETAILS

\$385,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

Elaine Seal

0428 400 210

area with mirrored wall cabinet, separate toilet, and a bath with corner shower and exhaust ventilation.

Outside, the impressive 3-metre-wide paved rear verandah overlooks established lawns wrapping around the rear and side yards, providing ample space for children, pets, or relaxed outdoor entertaining. Additional features include:

- 5,000-gallon rainwater tank plumbed to the refrigerator and easily connected to the kitchen sink
- 3m x 3m paved garden shed
- Landscaped gravel garden area with established plants and decorative features
- Excellent side and rear yard access potential

Adding even more value, a substantial 9m x 6m Woodland Grey Colourbond shed from Fair Dinkum Sheds has already been purchased and is available for negotiation with the property. Previous council approval was obtained and would simply require resubmission, presenting an outstanding opportunity to further enhance the property.

With modern finishes, practical improvements, and limited quality stock currently available on the market, this property represents exceptional value for owner-occupiers and investors alike.

Don't miss your opportunity to secure this versatile and affordable home. Contact Elaine today to arrange your inspection-properties offering this level of value rarely remain available for long.

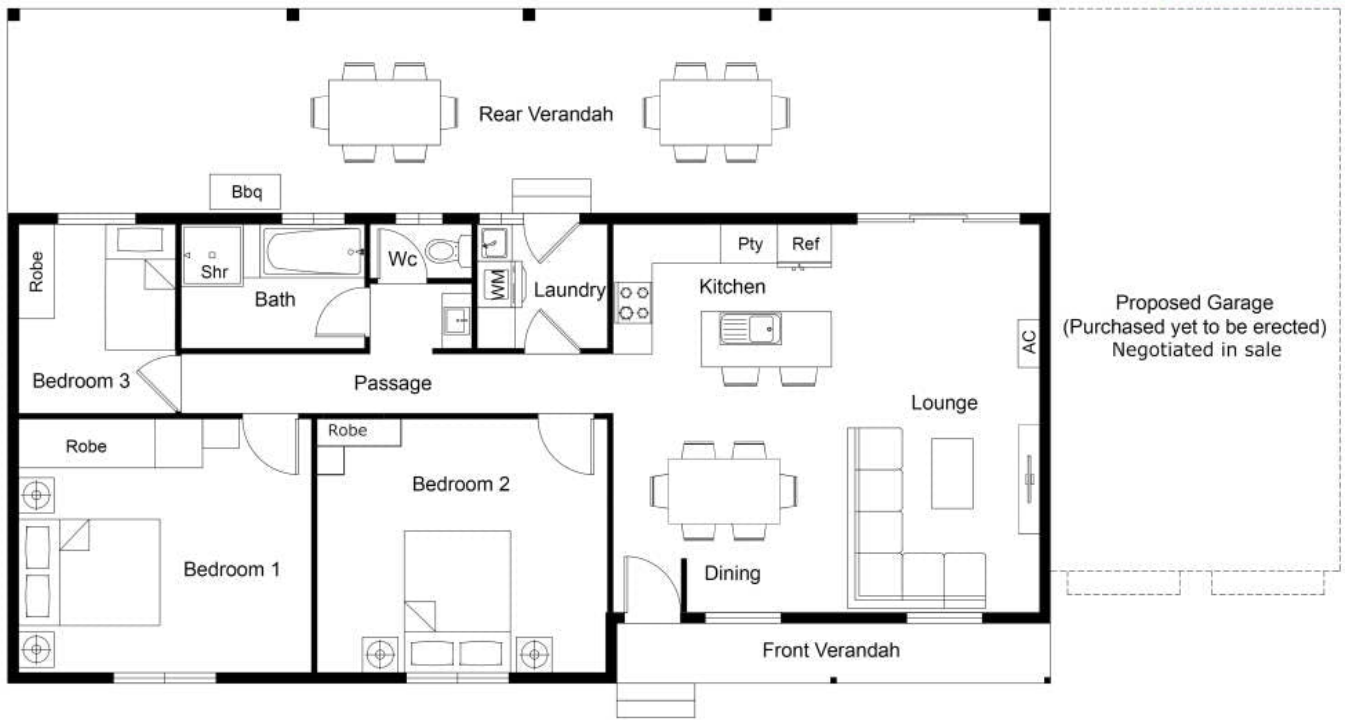
- Land Area 699.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

1 Talbot Grove, Ceduna