

**10 Marchant Road, Strathalbyn, SA 5255**

**HARRIS**

**Sold House**

Friday, 3 November 2023

10 Marchant Road, Strathalbyn, SA 5255

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1926 m2**

**Type: House**



Sally Ness

0438364320

**\$604,321**

Located on the Northern side of town with easy access to Mt Baker, skip to school and a short stroll to shops and cafes. Enjoying 1926m<sup>2</sup> of land - this is huge! Carefully designed and built in 1965 the 'bones' are great. Three bedrooms are all of a great size, with an additional room which could be used for living, a study or an additional bedroom. A Blackwood timber kitchen is in the heart and includes the dining area. Outside the entertaining area is extensive and cleverly incorporates the carport. Shedding for 2 cars is also convenient. Beautiful roses, established trees, vast grass areas and a great spot out the back for footy or cricket. This is a lovely home with character that can be enhanced. This home will be in your family for years!

Specifications: CT / 5806/762 Council / Alexandrina Zoning / NBuilt / 1965 Land / 1926m<sup>2</sup> Council Rates / \$2,590.60pa Emergency Services Levy / \$75.70pa SA Water / \$74.20pq Estimated rental assessment / \$400 - \$450 per week / Written rental assessment can be provided upon request

Nearby Schools / Eastern Fleurieu Strathalbyn R-6 Campus, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School, Macclesfield P.S, Eastern Fleurieu Ashbourne Campus, Mount Barker H.S, Goolwa Secondary College

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