

**120-122 Old Princes Highway, Murray Bridge, SA  
5253**



**House For Sale**

Monday, 3 June 2024

120-122 Old Princes Highway, Murray Bridge, SA 5253

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1466 m2**

**Type: House**



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## Best Offers By 1/7/24 USP (Guide:\$480,000)

Located in the sought after east side, this 4-bedroom residence sits on a generous allotment spanning approximately 1466m<sup>2</sup> across two titles. Embraced by ample space, the property offers secluded, securely fenced areas ideal for children and pets to play, or for potential extensions. Dual gates provide for effortlessly parking, catering for the caravan, boat, or tradie's trailer needs. With great natural lighting, the home boasts a seamless flow from the meals area to the rear veranda, perfect for outdoor entertaining. Additional features include a sunroom or second living area, a slow combustion fireplace in the lounge and the master bedroom is complemented by built-ins and a split system air conditioner. • Shedding approximately 16 x 6 and 7.2 x 3.4 • 2 Titles, Allotment 49 CT 5248/624 and Allotment 50 CT 5248/623 • Council rates 2023-2024 \$1,337.70 • Ceiling fans, air conditioner & slow combustion in lounge room, split system in bedroom 1 • Gas cooktop electric oven, electric hot water service • Central bathroom including a bath and separate toilet • Heat transfer from the slow combustion in the lounge to hallway • Timber pine flooring • Excellent tenant who is keen to stay long term if you desire (lease ending in July 2024).Disclaimer: We accept no liability whatsoever for any errors or omissions. All information provided, floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. It is the buyer/ purchaser's responsibility to complete entirely their own due diligence prior to purchasing the property.(RLA 222505)