

**18 Hall Street, Cummins, SA 5631**

**Raine&Horne.**

**Sold House**

Wednesday, 3 January 2024

**18 Hall Street, Cummins, SA 5631**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1011 m2**

**Type: House**



David Guidera

0886825666

**\$325,000**

The real estate market continues to be tight but here is an opportunity to own your own home in the thriving community of Cummins. Located within a stone's throw of the Cummins Area School and walking distance of the main business area, this home really does ring true to the saying location, location, location. Situated on a corner allotment this property boasts three bedrooms, two with dedicated air conditioners, the third with a ceiling fan for climate control. The kitchen and dining area is well laid out, with plenty of bench and storage space. Modern appliances include a dishwasher, and new under bench stove and cook top. The carpeted lounge room adjacent to the kitchen has a reverse cycle air conditioner and gas heater for year-round comfort. The wide hallway gives a great feeling of space within the heart of the home. The modern bathroom includes a bath and separate shower and for added convenience the home boasts a second toilet. A large undercover area at the rear of the house provides a wonderful space for entertaining year-round. Into the backyard and the corner allotment means the added benefit of access via Walkom Street. Inside the secure yard there is a 50 x 30 shed with concrete floor and power, three tanks for rainwater catchment (plumbed to the house) and plenty of room for a garden or lawned area. Call David Guidera today for inspection on 0427 762 566.