

20 Bratten Road, Tumby Bay, SA 5605

REAL ESTATE

House For Sale

Wednesday, 6 March 2024

20 Bratten Road, Tumby Bay, SA 5605

Bedrooms: 4

Bathrooms: 1

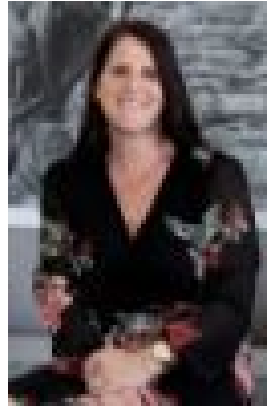
Parkings: 2

Area: 1007 m²

Type: House



Jordan Foster
0428926789



Melanie Simmonds

Best Offer: \$349,000

Welcome to 20 Bratten Road, Tumby Bay! This charming four bedroom, one bathroom house is the perfect place to call home. With a spacious land area of 1007 square metres, this affordable property offers plenty of room for everyone. Step inside and you'll find a well-designed interior with a functional layout. You'll fall in love with the home's architectural design that oozes character and warmth including high ceilings with ornate features. Upon entry, you are greeted by a sunroom to the left and a study to the right. Ideal for those who work from home, need a quiet space to study or unleash their artistic skills! Walk down the hallway past the four spacious bedrooms and you are greeted with a combined practical kitchen and dining area. The adjacent bathroom is in a central position for convenience to all rooms. At the rear of the home, you will be impressed with the huge family room boasting a combustion fire, ideal for those chilly winter nights. Off the family room, you have access to the internal laundry, undercover entertaining area and the backyard where you can enjoy the sunny Tumby Bay weather and utilise your green thumb in the garden beds. The modern shed is sure to impress, offering a single high clearance roller door for secure parking, ample room for a workshop and fantastic storage options with the bonus of a mezzanine floor. You even have the bonus of additional garden shed storage. There are two rainwater tanks on the property, one of them being plumbed to the house. On the right hand side of the home, there is still a large vacant space to park your toys or further landscape as you desire. Maybe a swimming pool? For peace of mind, four security cameras with hard drive will remain with the property at settlement. With its convenient location, you are within easy walking distance to local amenities, schools, shops, pubs and the beach to name a few! And don't be fooled by its position or the external cladding; the main part of this home is stone that has been cladded over and the seller says when inside you hear next to no passing traffic! So take advantage of the benefits of this fantastic location. Offering so much potential to put your own stamp on the place and add value. Don't miss out on the opportunity to make this house your dream home or next investment. Take the first step towards a new chapter in your life and call Jordan Foster on 0477 097 941 to schedule a viewing. Be quick; at this price, it won't last long!

Land Size: 1007m², approximately
Frontage: 38.22 metres, approximately
Zone: Neighbourhood Council: District Council of Tumby Bay
Council Rates Total Liability 2023-2024: \$2,157.17 per annum, approximately
Rental Opinion: Contact agent for a copy of the rental appraisal
Disclaimer: Measurements and boundary outlines are approximate and are to be used as a guide only. All information provided including rates, distances, furnishes, finishes and inclusions have been obtained from sources we believe to be accurate including but not limited to the Vendor; however, we cannot guarantee its accuracy. Anticipated rental amounts are not a sworn valuation and are an opinion only. We take no liability for any errors or omissions. Interested parties should conduct their own research to verify the accuracy of the information provided.

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