

**2a Murat Tce, Ceduna, SA 5690**

**NUMERICAL  
REALESTATE**

**House For Sale**

Sunday, 26 May 2024

2a Murat Tce, Ceduna, SA 5690

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Daniel Eramiha

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## **BEST OFFER BY 30.7.2024**

Escape to the tranquil beauty of Ceduna, South Australia, where rural charm meets the sea. Perfect for a first home buyer looking to enter the market or the savvy investor/renovator! Nestled in this picturesque locale, this delightful property offers:

- ☑ **Serene Surroundings:** Embrace the peaceful ambiance established trees with room to landscape and grass, plenty of room for pets and little people to play.
- ☑ **3 Bedrooms:** Plenty of space for family living or hosting guests in a cozy, inviting atmosphere.
- ☑ **Bathroom Ready for a Mini Renovation:** Add a modern touch to this space to upgrade.
- ☑ **Close to Nature:** Explore the nearby natural wonders, from stunning beaches to rugged outback scenery, perfect for outdoor enthusiasts and adventurers alike.
- ☑ **Kitchen:** Recently updated appliances including a dishwasher and oven ensure effortless meal preparation while enjoying the simplicity of this space. Further modifications would make the kitchen complete.
- ☑ **Rainwater System:** Utilize the rainwater 10,000L rain water tank, a sustainable feature that aligns with the environmentally conscious lifestyle embraced by many in the region.
- ☑ **Double Door Cemented Garage:** Ample space to securely park your vehicles and store tools or equipment, ideal for those with a penchant for DIY projects or outdoor hobbies like surfing, fishing motorbike riding.
- ☑ **Recently Clad Front Facade:** A fresh, modern exterior adds to the charm and curb appeal of this lovely country home.
- ☑ **Affordable Living:** With a current rental income of \$300 per week and rates at \$624 per quarter, this property offers both comfort and value for those looking to invest or seeking a slice of country paradise for the future.

This property is available to view by appointment only due to the tenants work commitments  
Daniel Eramiha 0448 260 470