

# 3 Edmund Terrace, Murray Bridge, SA 5253

## House For Sale

Thursday, 9 May 2024



3 Edmund Terrace, Murray Bridge, SA 5253

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 1510 m2

Type: House



Damon Brohier  
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Jordan Kuchel  
0448848242

**\$500,000 - \$550,000**

Best Offers By 5pm Wednesday the 22nd of May 2024 (Unless Sold Prior) Damon Brohier and Jordan Kuchel of Ray White are proud to present this outstanding offering located only within a 5 minutes drive to the centre of Murray Bridge. Showcasing an abundance of appeal, space, and originality, this is something highly sought-after yet rarely found. Situated on a large and rare 1510m<sup>2</sup> corner allotment, this historic 1940's character cottage has been tastefully renovated throughout and crafted with well-thought-out updates, creating a peaceful space for all year round pleasure and relaxation while preserving its original charm. The cottage itself offers high ceilings throughout, three large bedrooms, an updated kitchen and meals area with a wood heater, large living area, renovated bathroom and solid timber floorboards throughout. For all the tradespeople looking for a large shed with flexibility to run your business from home, this 15m x 8.9m shed has you covered with loads of off-street parking for boats, trucks, caravans and trailers. Whether you're looking for your first home, upsizing, downsizing or simply after a change of lifestyle, this home offers a brilliant opportunity to break into the ever-popular Murray Bridge community. An inspection is the only way to appreciate the complete package on offer. This remarkable opportunity offers but is not limited to:

- Wide entrance
- Modern kitchen with a dishwasher, electric cooking, stone bench and large pantry
- Meals room with a wood heater
- Large living room with a bay window seat
- Large master with a bay window seat with built-in storage, slow combustion heater and a split system air conditioner
- Bedroom 2 with an electric wall heater
- Bedroom 3 with an electric wall heater, large built in wardrobe with drawers and shelves.
- Renovated bathroom with a rainfall shower head, vanity with a stone bench and large linen press
- Swinging doors for main bedroom, hallway and bathroom
- Solid stone walls throughout
- Solid timber floorboard throughout
- New electrical wiring throughout
- LED downlights
- Upgraded light switches and plenty of power points
- Plenty of open car spaces
- Plenty of space for trailers, boats and caravans
- Large 15m x 8.9m industrial grade shed
- Garden shed
- 6.5kw solar system
- 6.5kw Battery (126Ah, 51.8V)

Specifications: CT | 5662/551 Council | Murray Bridge  
Built | 1940 Land | 1510m<sup>2</sup> Zoning | Employment (E) Located only a 5 minutes drive from Murray Bridge Shopping Centre and within walking distance to local schooling and bus stops. An easy 50-minute drive to the city of Adelaide and a short 30-minute commute to facility-rich Mount Barker. With nothing to do but move in and enjoy all Murray Bridge has to offer, this home represents true value for money. This home really is a surprise package within walking distance of all local shops, restaurants, sporting facilities, and schools. For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their inquiries and obtain their own legal advice.