

35 Anzac Avenue, Swan Reach, SA 5354

partners

House For Sale

Tuesday, 28 November 2023

35 Anzac Avenue, Swan Reach, SA 5354

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 1026 m2

Type: House



Peter Wright

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\$299,000

This is a deceptively spacious home, set over 2 levels and on a good-sized block; with 2 bedrooms, 2 living areas, and 2 large storage rooms which are ideal for renovation giving plenty more space and sleeping areas. Perfect as a permanent residence or it could be the ideal weekend holiday home - set close to the river in the heart of Swan Reach, and perched up on the hill affording great views of the town and Murray River. The house is in good order but would suit someone looking to renovate and make use of the large rooms downstairs. It features two levels; upstairs has the main bedroom, bathroom with laundry, and a bright open plan living area with lounge and kitchen and including a small balcony to the front and side looking out towards the river. Downstairs you have another bedroom, small living area and 2 large rooms currently just used for storage, along with a handy 2nd wc and access to the large garage. A huge carport to the side allows parking for 2 cars and there is also a large rear grassy garden with access from the road below if needed. Utilities include mains power, mains water, 3 rainwater tanks, septic, fairly new electric hot water system. Year-round comfort is provided by the excellent split system air-conditioner upstairs and wall unit downstairs. The house does need some work but provides plenty of room for improvement, offers a large garden, plenty of covered parking and those great views. With the local store a few seconds away, this could be a superb river weekender or permanent home. Don't miss out! Inspections by Appointment only. Council: Mid Murray. Land Size: approx. 1026m². Swan Reach lies 127km from NE Adelaide, 20 minutes' drive from Sedan and 45 minutes from The Barossa. The township has plenty of local facilities and amenities along with an area school.