

**35 Laffer Street, Barmera, SA 5345**



**House For Sale**

Saturday, 10 February 2024

35 Laffer Street, Barmera, SA 5345

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1510 m2**

**Type: House**



Greg Cram

0439890822

**\$599,000**

• A beautiful brick veneer, colorbond roof, residence built 31 years ago • Elevated position providing views of the lake and the green grassed parklands • A whopping deep allotment of 1,510m<sup>2</sup> with side and rear lane access • One owner home and now the owners are relocating and downsizing • Open plan living with lounge, diner and great functional kitchen • High ceilings and a very versatile floorplan for retirees or a family • Blue wren leadlight feature windows are perfectly placed capturing the light • Long hallway introduces the sleeping zones, master bedroom with en-suite • Each of the three bedrooms have ceiling fans plus built in robes • The formal lounge with French colonial doors could easily be a fourth bedroom • Full length tiled floor veranda with retractable blinds overlooking the terrace gardens • Entertaining area, sheltered and private, but still capturing glimpse views of the lake • Two bay high roof carport with individual auto entry into the two-bay garage • Colourful gardens with a combination of ornamentals, shrubbery and fruit trees • BBQ hut at the back which is paved and is perfectly positioned for the chef • Shedding perfect for vehicles, storage, workshop or for hobbyists • Largest shed has pit, power and all have concrete floors and are each lockable • Ducted vacuuming throughout the residence and a lockable cattery outdoors • Council Rates \$3,250 p/a approx. • A quality home that is sure to provide the next owners with abundant happiness! RLA: 315295 Disclaimer: While we have made diligent efforts to ensure the accuracy of the information provided, we assume no responsibility and disclaim any liability for errors, omissions, or inaccuracies. It is recommended that potential buyers conduct their own inquiries to validate the information presented herein.