

35 Ward Street, Eudunda, SA 5374

House For Sale

Tuesday, 2 April 2024

35 Ward Street, Eudunda, SA 5374

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Teri Wenske

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\$380,000 - \$399,000

Welcome to 35 Ward Street, Eudunda, a meticulously maintained property awaiting new owners to simply move in and start enjoying a comfortable lifestyle. This versatile home boasts a family-friendly floorplan and has been lovingly cared for since its establishment in 1974. Nestled on a spacious 1012m² allotment in the heart of Eudunda, offering the convenience of walking distance to all essential amenities. The highlight of this residence is its large U-shaped kitchen, which has been fully upgraded and modernised to meet the demands of contemporary living. Featuring overhead and under bench storage options, a generously sized pantry, an abundance of functional bench space, and equipped with stainless steel appliances, this kitchen is a chef's delight. Additionally, the eat-in kitchen diner provides a fantastic space for family meals and gatherings. The home also boasts a large, light-filled living room adorned with floating floorboards and a reverse cycle split system for year-round comfort. Bedroom one comes with vinyl flooring and two built-in robes, while the second bedroom is centrally located for convenience. The master bedroom, designed as a parents' retreat, features vinyl flooring, a reverse cycle split system, two ceiling fans, and a study area (or another bedroom), offering a private sanctuary within the home. The centrally located main bathroom has been modernly upgraded and includes a separate toilet for added convenience. Stepping outside, a large undercover L-shaped entertaining area overlooks the generous backyard, providing the perfect setting for outdoor entertaining. This property offers several additional features to enhance your living experience. These include a shed and workshop with a concrete floor, single-phase power supply, fixed benches, and racking, ideal for meeting your storage and hobby requirements. Additionally, there are two rainwater tanks, one specifically for the gardens and another connected to the kitchen and laundry. The home is further equipped with two reverse cycle split systems for climate control, ceiling fans in various rooms, and a 3.5kw solar system to reduce energy costs. A recent rental appraisal highlights the investment potential of this property, estimating a rental income between \$425 - \$445 per week. Overall, 35 Ward Street presents a rare opportunity to own a well-appointed, move-in-ready home with ample space, modern conveniences, and a prime location in Eudunda. Don't miss out on making this your next dream home! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833