

# 4 Talbot Grove, Ceduna, SA 5690



## House For Sale

Thursday, 25 April 2024

4 Talbot Grove, Ceduna, SA 5690

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 3

**Area:** 873 m<sup>2</sup>

**Type:** House



Elaine Seal

**\$275,000**

Nestled on a tranquil, family-oriented street, this modern 4-bedroom transportable home offers an ideal living space for families and a promising investment opportunity. Currently tenanted with a reliable tenant and offering a strong rental return, this property is perfectly suited for investors seeking a stable income stream with potential rent of \$400 per week. The spacious main bedroom features a walk-through robe leading into an ensuite with a toilet, wall mirror, vanity, and glass shower alcove. All bedrooms are equipped with ceiling fans and carpet flooring, with two bedrooms featuring built-in robes for added convenience. The open plan living area and passage boast a floating floor and a reverse cycle air conditioner, providing comfort year-round. External glass sliding doors lead to both sides of the house, enhancing indoor-outdoor flow. The kitchen is well-appointed with a corner pantry, electric oven, bench hotplates, and an angled benchtop single sink, allowing for easy interaction with family and guests while cooking or doing the dishes. The main bathroom, featuring a bath and shower alcove, is separate from the toilet and powder area, which includes a vanity and wall mirror. The laundry offers practicality with a plastic wash trough, taps, and external access. Situated at the rear corner of the L-shaped block, a double colorbond garage with a concrete floor and power connected provides ample storage and parking space. The side and rear yards are a blank canvas, ready for a garden enthusiast to transform into their dream landscape. A 3300-gallon tank is available for watering needs. The lounge sliding door opens onto a 5m x 6m roof pergola, awaiting paving and landscaping, while the other side of the home features an 8m x 4m carport with drive-through access to the rear yard and garage. The yard is fully fenced with high colourbond rear and side fences and a metal front fence, ensuring privacy and security. This property offers a neat and tidy package for a family looking to be Owner Occupiers or for an Investor seeking a well-maintained rental property. Explore the potential of this home by viewing the available visual video on our website. Don't miss out on this opportunity-schedule a viewing today!