

# 42 Warrengie Drive, Meningie, SA 5264



## House For Sale

Monday, 27 May 2024

42 Warrengie Drive, Meningie, SA 5264

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Area: 875 m2**

**Type: House**



Adam Hurle - RLA 318694

**\$525,000**

Situated on the lakeside esplanade of Warrengie Drive in a tranquil and quality location, this modern house offers the perfect blend of low maintenance and relaxation. With two bedrooms including an ensuite, the home is low maintenance for those looking to downsize. Large open plan living with unlimited views across to Lake Albert, and a second lounge area (or third bedroom). Fully fenced rear yard with side vehicle access and secure shed. Enjoy morning coffee or afternoon happy hour sitting under the front verandah admiring Lake Albert, the birdlife and all that it has to offer. Spacious living spaces. The open plan design allows for seamless flow between the kitchen and living areas, creating the perfect space for entertaining guests or simply enjoying quality time with your loved ones. The large living space has almost seamless North window frontage to take advantage of climate control and those stunning sunsets over Lake Albert; right from inside your home. There's the large main living area and a second lounge room, which could be converted to a third bedroom. Unwind in the serene outdoor spaces. The beauty of this lakeside retreat extends beyond the walls of the house. Step outside to the serene outdoor spaces, where you can relax and soak up the breath taking views of the lake. Walk across the road to enjoy grassed areas for lakeside BBQ's or as a base for water sports. Prime location with endless recreation opportunities. Located in the picturesque town of Meningie, this property offers easy access to a range of recreational activities. Spend your days boating, fishing, or kayaking on the pristine lake, or explore the nearby Coorong National Park with its stunning landscapes and diverse wildlife. With a variety of shops, cafes, and schools nearby, everything you need is within reach. You'll love:- Location, location, location!- Large open plan living area- Low maintenance- Shed Priced exceptionally well, this home is ready for you to put your final touches on and upgrades to suit your style. Contact Adam Hurlle for a private inspection of this lakeside property on 0439 545 193. Want to know where your property sits in the market? We'll provide you with a free no obligation market update on your home or investment. Call Adam on 0439 545 193 to arrange a property complimentary property appraisal. Disclaimer Whilst every precaution has been taken to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers or tenants should make their own enquiries to verify the information contained herein and do their own research. RLA318694