

47 Verdun Road, Murray Bridge, SA 5253



House For Sale

Wednesday, 12 June 2024

47 Verdun Road, Murray Bridge, SA 5253

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 1133 m2

Type: House



Sylvia Presepio
0411465496

\$569,500

Delightful circa 1935 symmetrical stone villa brimming with the charm of yesteryear. Perfectly positioned on a generous 1126m² allotment among other character residences, this property offers historical elegance and convenience. Step inside to a wide formal entrance hall that sets the tone. With three spacious bedrooms, formal lounge with adjoining study, and kitchen/meals area complete with walk-in pantry, there's plenty of room for the whole family. The large rear lobby doubles as a second living area, providing ample space for second living area, rumpus area to include pool tables or kids play area. The expansive rear yard is a standout feature, offering endless possibilities for outdoor activities or future enhancements and plenty of scope to extend this grand home or just establish your own garden and private surrounds. A two-car carport ensures ample parking, and the 6x5m shed provides additional storage or workshop space. The 1.5kW solar system is a fantastic bonus, contributing to energy efficiency and reducing utility costs. Centrally located, this property is within walking distance to the main street, Murray Bridge Green Shopping Centre & Murray Bridge Market Place, local hospital and public transport, making daily errands and commutes a breeze. While this charming residence is move-in ready, there is potential to add significant value through renovations, making it an ideal investment for those looking to personalize their dream home. and still keeping the old world charm that these homes provide. Don't miss this opportunity to own a piece of Murray Bridge's history with modern conveniences at your doorstep. We thank our vendors for allowing us the opportunity to sell their home and welcome any enquiries. With local knowledge and over 38 years of Real Estate experience please call Sylvia Presepio on 0411 465 496 for any real estate enquires, current market trends or to sell your property. For rental appraisal or market information please contact our Investor Relations Team. RLA 178186 Land Size: 1133m² approx Council Rates : \$1896.15 per annum approx Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.