

**6 Fairway Avenue, Barmera, SA 5345**



**House For Sale**

Friday, 12 April 2024

6 Fairway Avenue, Barmera, SA 5345

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 912 m2**

**Type: House**



Greg Cram

0885866831

**\$650,000**

• A fantastic family home on 912m<sup>2</sup> corner allotment in a landmark location• Versatile floor plan offers multiple living and entertaining spaces both inside and out• Huge paved entertaining area which is private, undercover & with sparkling inground swimming pool• Open plan living with lounge, dining & kitchen with WIP and breakfast bar• Ducted & zoned reverse cycle air-conditioning plus combustion wood heating• Formal living area overlooks the scenic Barmera Golf Course• Master bedroom equipped with WIR and ensuite bathroom• Additional three bedrooms all with BIRs share the 3-way primary bathroom• Double garage with barn doors currently used as rumpus room, with ceiling fans• 4-bay shed with single-phase power, potential for further shedding STCA• Newly landscaped and paved at the rear providing a fresh appeal• Separate section at the back of the property is perfect for the veggie garden or for garden mulch• Ideal for growing families, plenty of shedding for multiple use & room to play for the kids• A popular address offering all round privacy at the rear with quality high panel fencing• Council Rates \$3,139 p/a approx.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.