

**606 Cooltong Avenue, Renmark, SA 5341**



**House For Sale**

Tuesday, 26 March 2024

606 Cooltong Avenue, Renmark, SA 5341

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Price guides listed below

Whether you are interested in one or two or all of the properties listed below, we invite you to submit your Expressions of interest prior to COB Monday 15th April 2024, price guides for each allotment are listed below

606 COOLTONG AVENUE, COOLTONG (Portion of CT 6028/956) - 5 bedroom, 1 bathroom brick veneer home with a sound kitchen and bathroom, slow combustion heater and Split System A/C in lounge, 10m x 5m (approx.) verandah set on a generous 4335m<sup>2</sup> allotment. Although it appears to be in sound condition overall, buyers can expect to do some renovations prior to moving in (internal photos available on request). Power and Water connected. Price guide \$185,000 - \$200,000

615 COOLTONG AVENUE, COOLTONG (CT 5957/714) - 2 bedroom, 1 bathroom brick veneer home in overall poor condition. A perfect "project home), one that will need a lot of work before moving in (internal photos are available on request). Water connected, Power connection available but has been disconnected in the past 12 months. Price guide \$135,000 - \$150,000

LOT 1 COOLTONG AVENUE, COOLTONG (Portion of CT 6028/956) - 2.921ha Vacant allotment fronting Cooltong Ave zoned Rural Horticulture. No Power or Water connections although services are close by. Price Guide \$90,000 - \$100,000.

SECTION 328 (CL 6211/238) - 11.35ha (approx. 28 acres) Vacant allotment zoned Rural Horticulture, fenced along Humphris St and the neighbouring vineyard. Price guide \$100,000 - \$110,000

SECTION 329 (CT 5957/714) - 10.95ha (approx 27 acres) Vacant allotment zoned Rural Horticulture, fenced along Humphris St. A CIT connection is located at the front of the property but not used and there are no water delivery rights assigned to Section 329 or 328. Price guide \$100,000 - \$110,000

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.