

11 Charlton Terrace, Wanilla, SA, 5607

HARRIS

House For Sale

Tuesday, 1 October 2024

11 Charlton Terrace, Wanilla, SA, 5607

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: House



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Corey Carbone

Bespoke country cottage in charming locale...

A rare opportunity to acquire a charming two-bedroom, one-bathroom country home situated in the picturesque heart of Wanilla. This property combines classic appeal with modern amenities, offering an inviting and well-maintained living environment.

Welcomed into the home by a gorgeous front deck that enhances its visual charm, this beautifully renovated cottage is the perfect retreat for investors or owner occupiers alike. The kitchen features a Belling Deluxe dual oven, complemented by a matching range hood and a functional small island bench, epitomising timeless design and practical elegance.

Both bedrooms are fitted with ceiling fans to ensure comfort throughout the year, while the lounge room is equipped with reverse cycle air conditioning, providing a pleasant atmosphere in all seasons.

The bathroom exudes sophistication with its clawfoot bath, contemporary shower, and modern vanity. Additionally, the property includes a well-appointed laundry, a sizeable 9x6 metre shed, and a fully fenced perimeter, enhancing both functionality and security.

A significant feature of the property is its substantial rainwater tank, with a capacity of 110,000 litres, ensuring ample water supply for all needs.

This residence offers a unique blend of country charm and contemporary convenience in a quiet and charming locale:

- Fully renovated home
- 110,000L rainwater plumbed throughout
- Down lights throughout
- Deluxe oven with separate baking section
- 9mx6m shed with 2 manual roller doors

Specifications:

CT / 6095/236

Council / Lower Eyre Peninsula

Zoning / RuS

Built / 1980

Land / 1134m² (approx)

Council Rates / \$1,140.35pa

Emergency Services Levy / \$87.65pa

Sceptic Servicing (Agco Oz Clean) \$123.34pq

Estimated rental assessment \$340-\$360/ Written rental assessment can be provided upon request

Nearby Schools / Lake Wangary School, Poonindie Community Learning Centre, Cummins Area School, Port Lincoln Junior P.S, Port Lincoln H.S, Tumby Bay Area School

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