

12 Laura Street, Murray Bridge, SA 5253



House For Sale

Tuesday, 2 July 2024

12 Laura Street, Murray Bridge, SA 5253

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 724 m2

Type: House



Damon Brohier
0422856686



Jordan Kuchel
0448848242

Price Guide \$325,000

Auction On-Site on Sunday the 21st July at 10:30am PLEASE NOTE: This property is being sold by auction. To further assist with research, we can provide you with a list of recent sales in the local area to assist with due diligence. The current owner's circumstances dictate that this property must be sold at auction. Welcome to 12 Laura Street, a neat and tidy home featuring three generous bedrooms, one bathroom, and is set on a flat and open 724sqm allotment within walking distance to nearby parks, bike tracks and reserves. With established, low-maintenance gardens, a fully fenced yard, long concreted driveway with rear access and plenty of off-street parking, this home is perfect for those seeking plenty of space while remaining central to all the services Murray Bridge has to offer. This brilliant opportunity includes solid timber floorboards throughout, a lounge room with reverse cycle air conditioning, and a dining room that leads to a well-appointed kitchen with ample bench and cupboard space. Spacious bedrooms with block-out roller blinds and a reverse cycle air conditioner to the master, and a main bathroom with a bathtub and separate toilet ensure comfort and practicality. The back porch, large garden shed with a concrete slab, and low-maintenance rear garden and lawns create a perfect space for relaxation and outdoor entertainment. Whether you're looking for your first home, investing, downsizing or simply after a change of lifestyle, this neat, tidy, and well-kept home offers a brilliant opportunity to break into the tightly held market of Murray Bridge. An inspection is the only way to appreciate the complete package on offer. Internal features include:

- Solid timber floorboards throughout
- Well-appointed kitchen with plenty of bench and cupboard space
- Separate dining room
- Lounge room with reverse ducted air conditioning
- Reverse cycle air conditioning in the main bedroom
- Great sized bedroom
- Block-out roller blinds throughout
- Main bathroom with a bathtub
- Separate toilet
- Linen storage
- Laundry with direct access to the rear yard

External features include:

- Plenty of off-street parking suitable for boats, caravans or trailers
- Long driveway with rear access
- Established low-maintenance gardens
- Fully fenced yard
- Back porch
- Large garden shed with a concrete slab
- Low-maintenance rear garden and lawns

Located only a 5 minutes drive from Murray Bridge Shopping Centre and within walking distance to bus stops and local schools including the Fraser Park Primary School. You're an easy 50-minute drive to the city of Adelaide and a short 30-minute commute to facility-rich Mount Barker. With nothing to do but move in and enjoy all Murray Bridge has to offer, this offering represents true value for money. This home really is a surprise package within walking distance of all local shops, restaurants, sporting facilities, and schools. For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days.

VENDORS STATEMENT - The Vendor's Statement will be available for inspection at the agent's office three business days before the auction and at the auction site at least 30 minutes before the auction. 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 inquiries and obtain their own legal advice.