

**12 Nookamka Terrace, Barmera, SA 5345**



**House For Sale**

Thursday, 30 November 2023

12 Nookamka Terrace, Barmera, SA 5345

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1375 m2**

**Type: House**



Greg Cram

0439890822



Tim Dennis

0448674779

**\$425,000**

• Built in 1966, this preloved brick home, tiled roof residence waits new owners • Established on a huge 1350m<sup>2</sup> corner allotment with rear lane access • Two sunbathed interconnected living spaces conveniently positioned • Second living room features exposed brick and has built in storage • Spacious kitchen with new floating floors overlooking the front yard • New electric freestanding cooker in the kitchen that has abundant storage • Three good sized carpeted bedrooms with the master featuring built in robes • LED Downlights throughout the home with high ceilings • Two-way bathroom has separate bath, shower and with dual access toilet • Ducted reverse cycle air conditioning throughout with option of gas bayonet • Full length enclosed entertainment area is fully paved and sheltered • Large enclosed BBQ shelter overlooks the luscious lawns • Large garden with established, and productive fruit trees • New 7.7kw Solar system with 'Catch Power Solar Relay' installed • 2 large, powered and concrete floored sheds with rear lane access • Perfectly located at one of Barmera's favourite addresses • Walking distance to the local recreational centre, yacht club, caravan park and foreshore of the beautiful Lake Bonney RLA- 315295