

# 15 Merghiny Drive, Ceduna, SA 5690

NUMERICAL  
REALESTATE

## House For Sale

Sunday, 23 June 2024

15 Merghiny Drive, Ceduna, SA 5690

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1007 m2

Type: House



Daniel Eramiha

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## **BEST OFFER BY 30.7.2024**

Solid family home in the coastal township of Ceduna, SA, sits on a magnificent 1005m<sup>2</sup> corner allotment, offering both space and convenience. Constructed of solid brick, this home exudes a cosy yet stylish ambiance, perfect for family living. As you step inside, you're greeted by generously sized bedrooms that provide ample living space for all family members. The dining and lounge areas are designed to create a warm and inviting atmosphere, featuring a gorgeous combustion heater to keep you cozy during colder months. The property boasts a large 4 bay shed, ideal for storage, hobbies, or additional parking. A second bathroom with a 2nd toilet and pre-installed pipe fittings gives you the flexibility to customize the space to suit your needs. Outside, the fully fenced backyard offers a secure space for both family members and furry friends to enjoy. The low-maintenance front and back yards are designed for easy upkeep, while a large sliding gate allows convenient access to the rear section of the property. If you're seeking a secure and welcoming home for the future, this property is definitely worth a closer look. Don't miss the opportunity to inspect this beautiful home and imagine the possibilities it holds for you and your family! Contact Daniel Eramiha 0448 260 470 or email [daniel.eramiha@numericrealestate.com](mailto:daniel.eramiha@numericrealestate.com) Market conditions indicate that the home in Ceduna, SA, should achieve an appealing rental income of \$400-\$425 per week in the current market. This rental potential adds to the overall value of the property, making it not only a comfortable family dwelling but also a potentially lucrative investment opportunity. Whether you're considering this home for personal use or as a rental property, its market value and rental income potential make it a compelling choice. Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Numerical Realestate makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. RLA: 318733 for inspection times coming soon.