

**23 Main Street, Yankalilla, SA 5203**



**House For Sale**

Wednesday, 26 June 2024

23 Main Street, Yankalilla, SA 5203

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1123 m2**

**Type: House**



Joanne Oertel  
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## **\$540,000 to \$570,000**

This affordable 3-bedroom home is located in a perfect position, with a picturesque rear aspect over farmland and rolling hills. The large 1123 sqm block, has a return driveway in the front and plenty of room for a huge veggie garden in the back yard. The property will suit the 'rural downsizer', first-home buyer or would be a great retirement option - within close distance to shops and amenities. There is a large shed, as well as double carport and plenty of scope to improve at your leisure. From the lovely front verandah, step into the homely, generous-sized lounge which leads into the dining area and kitchen. A short passageway leads to the main bathroom, large laundry with rear access, and separate toilet. Sliding doors from the dining area take you out to the large undercover verandah area, where the beautiful rear backdrop captures your attention immediately. The 3 bedrooms lead off from the passage on the other side of the lounge, with the main bedroom being a generous size. Besides the fabulous location, this home has so much potential - new carpets and a coat of paint - and this home will come to life. Don't delay inspection - call today for a private viewing or watch for open times. For further details, please contact Jo-anne on 0419 502 297. Disclaimer: All information provided has been obtained from sources we believe to be reliable; however, we cannot guarantee the accuracy and no warranty or representation is given or made as to the correctness of the information supplied. Further, we do not guarantee the accuracy of measurements, including, but not limited to, floor plans and land size. Neither the owners nor the agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations and obtain their own professional advice. All development inquiries and site requirements should be directed to the local government authority. All inclusions and exclusions must be confirmed in the Contract of Sale. RAY WHITE  
NORMANVILLE - RLA 199 522