

**35 Dundalk Avenue, McCracken, SA 5211**



**House For Sale**

Tuesday, 13 February 2024

35 Dundalk Avenue, McCracken, SA 5211

**Bedrooms: 4**

**Bathrooms: 1**

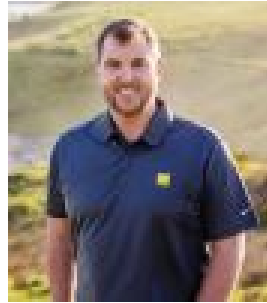
**Parkings: 2**

**Area: 780 m2**

**Type: House**



Nici Casey  
0885552626



Nathan Fry  
0885552626

**\$645,000 - \$665,000**

This gorgeous lady is sure to impress those looking for somewhere to call home, with all the feels of yesterday's charm and character. Fresh, spacious and full of warmth. One of the last remaining original homes in McCracken that has been in the same family for 3 generations. Set on approx. 780sqm of land and built in the early 50's, this one is set in the fantastic location of McCracken, walking distance to the Beach & Golf Course and a short drive to the Coles / Bunnings Shopping precincts and Schools! Follow the path through to the front verandah into the entry foyer opening up to the large front living space at the front of the home with carpet, big built in wall unit (perfect for creating your own library) SSRC Air Conditioning, ceiling fans and cosy combustion fire for all year comfort. Looping around the side to the dining and kitchen areas with slate look flooring and sliding doors opening to the side. Plenty of room for entertaining and cooking. Kitchen with ample bench space, big windows overlooking the rear yard, electric oven & gas cooktop, pantry and a good sized breakfast bar for everyone to sit and chat while the meals are being prepared. Wide passage to the 4 bedrooms. 3 with Built in Robes and main with Ceiling Fan. Family sized bathroom with shower and vanity. Separate WC adjoining the laundry and plenty of Linen storage cupboards. A lovely sun room at the rear of the home that offers a great space to be used for multiple options, set up the plants, a little studio area for the art work or kids study time or just a comfy chair to enjoy the sun streaming in while you overlook the rear yard. The rear verandah loops around to the double length carport, with a highset roof, auto lift panel door and paved flooring to park the vehicles. Plenty of lawn for the kids to enjoy. Established fruit trees. Rain water plumbed into the house, easily switched over to mains. Solar power of approx. 5kw. Many extras and features that really make this house a home: • Built early 50's • Large spacious living areas • SSRC Air Conditioning, new ceiling fans, combustion fire • Repainted throughout & new carpets • 4 bedrooms, 3 with BIR's • Family sized bathroom. Separate WC • Laundry. Linen & plenty of storage • As new roof (approx. 2015) • Fully insulated • Rainwater plumbed to the house • Solar power • Gas Hot Water • Council Rates approx \$2,000 p/a • Lot 81 on Deposited Plan 131249 • Approx 780sqm of land A great home in a wonderful street and location, ready for you to move in and enjoy. \*The owner will have a new fence on the Western side completed at Settlement. Call or email Nici today to arrange a time to view, or we will see you at the Opens. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor RLA 298107 will not accept any responsibility should any details prove to be incomplete or incorrect.