

**37 Tonkin Avenue, Barmera, SA 5345**



**House For Sale**

Wednesday, 19 June 2024

37 Tonkin Avenue, Barmera, SA 5345

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1350 m2**

**Type: House**



Karen Nash

**\$375,000 - \$395,000**

Welcome to your dream home! This delightful 1965 double brick residence, nestled on a generous 1350m<sup>2</sup> allotment, offers a perfect blend of classic charm and modern comfort. With nothing left to do but move in and enjoy, this home is ready to welcome its new owners. Key Features:

- **Spacious Living:** The house boasts three generously sized bedrooms, a comfortable lounge room, and a well-appointed kitchen/dining area, perfect for family gatherings.
- **Freshly Updated:** Recently repainted throughout, the home also features stunning new polished floorboards and roller shutters to the front for added privacy and security.
- **Modern Bathroom:** Enjoy the convenience of an upgraded bathroom, designed with contemporary fixtures and finishes.
- **Enclosed Verandah:** The cosy enclosed verandah is an ideal space for relaxation, complete with a wood heater and air conditioner to ensure comfort all year round.
- **Outdoor Amenities:** The expansive backyard includes a garden shed, a double carport with manual roller doors, large shady trees, and fruit trees, all complemented by convenient rear lane access.
- **Prime Location:** Situated close to a Primary School and Home Hardware, this location is perfect for families and those who enjoy a sense of community.

This charming property offers a unique opportunity to own a piece of history with all the comforts of modern living. Don't miss out on making this house your home! Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833