

# 45B Callistemon Street, Wirrabara, SA 5481



## House For Sale

Sunday, 23 June 2024

45B Callistemon Street, Wirrabara, SA 5481

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 2046 m2

Type: House



Lee Jackson  
0427440954



Sean Manfield  
0886334555

**\$75,000**

Property Overview: - Location: Nestled in the scenic rural town of Wirrabara, in the picturesque Southern Flinders Ranges of South Australia. - Property Type: Dwelling on a generous 2046m<sup>2</sup> allotment zoned Township. - Details: This property is being offered "Under instructions from the mortgagee."Features: - Living Space: Two-bedroom home with an additional sunroom/enclosed veranda. - Outbuildings: Includes a single-car garage with a concrete floor and wood storage sheds. - Kitchen: Eat-in kitchen equipped with a wood stove and a pantry. - Living Areas: Lounge area. - Bathroom: Separate shower with alcove. - Laundry: Convenient walk-through laundry and external toilet. - Energy Efficiency: Fitted with solar panels for reduced energy costs. - Council Rates: Approximately \$1655 per year (CT 6185/853 & CT 6185/856).Additional Information: - Easement: Easement exists for drainage purposes only. - Renovation Required: The property is in need of extensive renovation, offering a perfect canvas for those looking to create their dream home.Discover Wirrabara: - Community: Enjoy a close-knit community atmosphere. Surrounded by the stunning natural beauty of the Southern Flinders Ranges, ideal for outdoor enthusiasts. Perfect for those seeking a tranquil rural lifestyle with the convenience of local amenities.Inspection: - Private Viewing: Contact Lee or Sean to arrange your private inspection and explore the potential of this property.Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. All information provided has been obtained from sources believed to be accurate, but accuracy is not guaranteed, and no liability is accepted for any errors or omissions. RLA228106Property Code: 9844