

**25 Verdun Rd, Murray Bridge, SA, 5253**

**House For Sale**

Wednesday, 13 November 2024



25 Verdun Rd, Murray Bridge, SA, 5253

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Clint Ray

0419244502

## Large Allotment with Character Home in Central Murray Bridge!

Located only a five-minute walk from the Murray Bridge Green Shopping Centre, while also only being a three-minute drive to St Josephs School and Murray Bridge North Primary, the location is ideal. This property is truly something for all, investors, developers, downsizers or first home buyers, everything is at your fingertips.

The home itself sits on a 1,326m<sup>2</sup> corner allotment and has been given a second life, well-presented and featuring an impressive bull nose veranda that sets the tone for what's inside. Within, the property oozes charm and character, with high ceilings throughout and polished pine floorboards, you'll feel like you've been transported back in time, but in a fantastic way!

The living space is a good size and features a stunning stone featured fireplace (inactive), while the spacious master bedroom is equipped with a ceiling fan for added comfort. Continuing further into the home, you'll find the remaining two bedrooms, both a great size, as well as the dining/second living space. This area connects directly to the kitchen, making it totally versatile to your needs!

Polished pine floorboards flow throughout, creating a sense of elegance and class creating a warm and inviting atmosphere. The kitchen is spacious and functional, with plenty of storage and easy-care surfaces, while the laundry provides built-in cabinetry and a separate toilet for added convenience.

Sitting on a large corner block, this property is ideal for rear access with a street front access large shed already in place. The generous yard provides ample space for kids or pets to enjoy outdoor activities, and the central location ensures you're just moments away from local schools, shops, and amenities.

For those that are looking for a corner location to develop, the property offers subdivision, subject to relevant council approvals.

This home combines convenience, space, and functionality—with the space to add your touch and make it your own! For investors this is a great long-term hold!

**CALL LAUREN GRANT (0427 824 650) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION**

Specifications:

CT / 5704/356

Built / 1940

Council / Murray Bridge Council

Zoning / Residential

Land / 1,326sqm

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own inquiries and obtain their own legal advice.