

**57 Willow Avenue, Murray Bridge, SA, 5253**



**House For Sale**

Tuesday, 26 November 2024

57 Willow Avenue, Murray Bridge, SA, 5253

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sylvia Presepio  
0411465496

## Charming Stone Cottage - Huge Allotment !

Nestled in the heart of town offering a rare opportunity to own a character filled stone cottage with exceptional potential.

Charming 3 bedroom home sits on an expansive 1,622m<sup>2</sup> allotment, providing abundant space and versatile options for home buyers and investors alike. With a solid brick garage and the charm of a heritage stone cottage, this property captures the essence of classic style and durability.

Currently leased at \$225 per week to a long-term tenant of over ten years, this home offers a steady rental income while presenting an exciting investment opportunity. Whether you choose to hold and let the property appreciate over time or explore development possibilities (subject to council approval), this property is an asset with future potential.

Providing the flexibility to move in and enjoy a spacious backyard with plenty of room for future projects or family recreation. Positioned in a central town precinct, this unique property allows you to create your dream home in a convenient location, with ample space for growth and enjoyment.

Purchasing this property as an investment? Talk with our Investor Relations Management Team and see how we can help you with your investment portfolio.

We thank our vendors for allowing us this opportunity to sell their home.

For more information or for any real estate enquires, current market trends or to sell your property please call Sylvia Presepio on 0411 465 496.

CT- Volume 5372 Folio 93  
Land Size - 1622 m2 approx

RLA 178186

Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.