



8 Elm Street, Medindie

 4  1  3

Under Contract

'CHARMING SANDSTONE VILLA'

Web ID: 14603110929

John Colley
0418 816 621



A wonderful opportunity to secure this character laden residence in highly sought after Medindie, in an entry level price range. Surrounded by other beautiful homes and set on a low maintenance allotment of 452 sqm (approx.) the offering provides a very rare opportunity. Comprising 3/4 bedrooms, formal living room, kitchen, upstairs studio, family room and bathroom. Most comfortable as is, but providing endless exciting possibilities in the future. Magnificently located and highly recommended.

PROPERTY FEATURES:

- Solar power system
- Automatic watering system
- Ducted reverse cycle air conditioning (3 rooms)
- 2 fireplaces
- Wide 'arched' hallway
- Carport with tilt-a-door
- Security system
- Gutter guard

Title Reference: Volume 5189 Folio 214

Zoning: Residential Character - 14 - Medindie

Council: Corporation of the Town of Walkerville

Council Rates: \$2,155.60 per annum

SA Water Rates: \$1,171.56 per annum plus usage

Emergency Services Levy: \$202.15 per annum