



13 Merivale Street, Blanchetown

Your peace and quiet river escape awaits you!

UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE

If you've been dreaming of a river retreat for those weekend getaways, here it is! Perfect for anyone looking to secure their first home, a holiday escape, or a solid investment opportunity.

Beautifully positioned in the heart of Blanchetown, this property gives you the space to relax, unwind, enjoy the slower pace and become part of a welcoming community. If lifestyle and affordability matter, this is the home for you.

Features:

- 2 generous-sized bedrooms.
- Bedroom 1 with built-in robe and ceiling fan.
- Spacious meals and kitchen area.
- Kitchen complete with breakfast bar, electric stove top and ample bench space.
- Roller shutters for comfort and security.
- Undercover veranda- perfect for outdoor entertaining.
- Large shed/rumpus room with power and concrete floor.
- Double garage.

2 1 2

FOR SALE
\$285,000 - \$295,000

AGENTS

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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Rainwater tanks.

CT / Volume 5504 Folio 410
Land size / 1011m²
Year Built / 1970
Council / Mid Murray
Internal Living / 83m² (approx.)

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID	1VS2G54
Property Type	House
House Size	83 m ²
Land Area	1011 m ²

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Living:	83.07SQ.M
Shaded:	24.96SQ.M
Shed/Garage:	69.70SQ.M
Verandah:	12.80SQ.M
TOTAL:	190.53SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.