



206 Murray Street, Tanunda

## Endless Potential on a Generous Allotment

Welcome to 206 Murray Street, Tanunda, a property bursting with potential and endless opportunity. Positioned on a generous 891m<sup>2</sup> (approx.) allotment in a convenient location, this home will appeal to renovators, developers, investors and first home buyers alike.

Inside, the home offers two well-proportioned bedrooms, both complete with built-in robes and ceiling fans, along with a separate living area and adjoining kitchen and dining space. Two split-system air conditioners and a gas heater ensure year-round comfort.

Outside, the expansive rear yard provides plenty of space to enhance, extend or potentially develop (subject to council planning consent-STCPC). A drive-through carport leading to a double bay garage offers ample parking, storage and added functionality.

With strong rental demand in the Barossa region, the property also presents a fantastic opportunity for investors looking to secure a well-located property with long-term potential.

Now ready for its next chapter, this property presents an exciting opportunity to renovate, modernise or further capitalise on its

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**FOR SALE**

Please Call

**AGENTS**

Brianna Stopps

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**AGENCY**

LJ Hooker Property Specialists Gawler | Barossa

(08) 8522 3311

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.

 **LJ Hooker**

generous land holding and convenient location.

**Key Features:**

- Generous 891m2 (approx.) allotment.
- Separate lounge with oil heater and split-system air conditioning.
- Ideal renovation or redevelopment opportunity (STCPC).
- Walking distance to shops, schools, sporting facilities and local amenities.
- Drive-through carport with access to a double bay garage.

Currently tenanted until September 2026.

For further information or to make time to inspect, please contact Brianna Stopps on 0437 969 863.

CT/ 5260/593  
Year Built / 1973  
Internal Living / 106m2 (approx.)  
Land Size / 891m2 (approx.)  
Local Government / Barossa Council

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**MORE DETAILS**

Property ID	1VXYG54
Property Type	House
House Size	106 m2
Land Area	891 m2
Including	Air Conditioning Built-in-Robes Fully Fenced Water Tank

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206 Murray Street,  
**TANUNDA**



Living:	124.43SQM
Carport:	66.35SQM
Garage:	42.24SQM
<b>TOTAL:</b>	<b>233.02SQM</b>



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