

SOLD



32 Riddoch St, Penola



## Solid Stone Home - Centrally Located on Riddoch St

Set on a large 1,011m<sup>2</sup> corner allotment on prestigious Riddoch St; with Penola's shops and eateries the shortest of walks away. An unbeatable location for 32 Riddoch St.

The house itself while unassuming from the street has a tastefully renovated interior. New carpets and painting throughout and a fresh, white, and bright kitchen to finish it off. The bathroom and laundry are in the original condition – ready to be brought up to the high standard of the remainder of the house. Put your spin on things here in these wet areas and set things out your way – the way you like to live.

True to houses of this era's style, the rooms are large and the ceilings high. This in addition to a generous twin front door entrance, gives the home a feeling of spaciousness that can be rare in more contemporary homes.

The master bedroom has new built in robes and there is a generous linen cupboard.

Be comfortable year-round; In addition to the thermally efficient solid

3 1 4 1,011 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	709
<b>Land Area</b>	1,011 m <sup>2</sup>

### Agent Details

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### Office Details

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stone structure there is near new ducted heating and cooling throughout. This together with a gas heater to the main living area, which will ensure added comfort in the cold South East winter. There is also the addition of front and rear sunrooms; a great place to relax in the sunshine, or as an extension of the rear mud room.

Outside, there is a long list of conveniences;

- A double car pergola off the main roof that runs the length of the house.
- Low maintenance, fully secure back yard.
- Double garage with access from Queen St, concrete floor and power.
- Pergola off the garage.
- Garden shed / workshop with double door rear access.
- Small garden shed.
- Rear yard access via Queen St double gates.

Also of note;

- Plenty of rainwater supplying the house.
- Mains water supply to toilet and garden.
- Fully functional bore to garden.

Rates | \$1,962.05 per annum

This property ticks so many boxes and all on Riddoch St – one of Penola's premier locations. Don't delay - Call Karly 0438 339 729 or Meg 0407 740 034 to arrange your private inspection today.

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