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REAL ESTATE

| Peoples' Choice RLA222770



13 The Parade **Blanchetown**



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8523 4111



LOCK THIS ONE IN... FANTASTIC RIVER SHACK

Grant and Bailey Fielke welcome you to 13 The Parade, Blanchetown. Built in 1992, this double story holiday home has everything families are looking for when it comes to shack hunting. Within metres of the boat ramp and the river's edge this property is perched on the high side of the road with access to the property from both front and rear. The property, which is above 1956 flood level is also situated on 1,392sqm of rare earth and now awaits its next buyer to take full advantage of all its benefits. Comprising of four spacious bedrooms, two bathrooms across both floors, open planned living areas, boat shedding, carport, double garage, entertaining areas and much more, this opportunity won't last long...did we mention the local watering hole is also within a short stroll too! The home features:

- * Front main open-planned living, kitchen, and meals area
- * Large kitchen with stove and dishwasher
- * Direct access into the double garage
- Main downstairs bedroom and bathroom
- * Upstairs living area with combustion fireplace
- * Remaining three bedrooms are all large in size and surround the main bathroom with the convenience of a separate toilet.
- * Exterior entertainment deck with access from ground level and second story

- * Outdoor BBQ and firepit area
- * Established gardens with an array of native plants
- * Ceiling fans throughout the home

Other features include:

- * Solar power
- * 3 water tanks across the property
- * Evaporative air-conditioning
- * Dual street frontage
- * Shedding with concrete flooring

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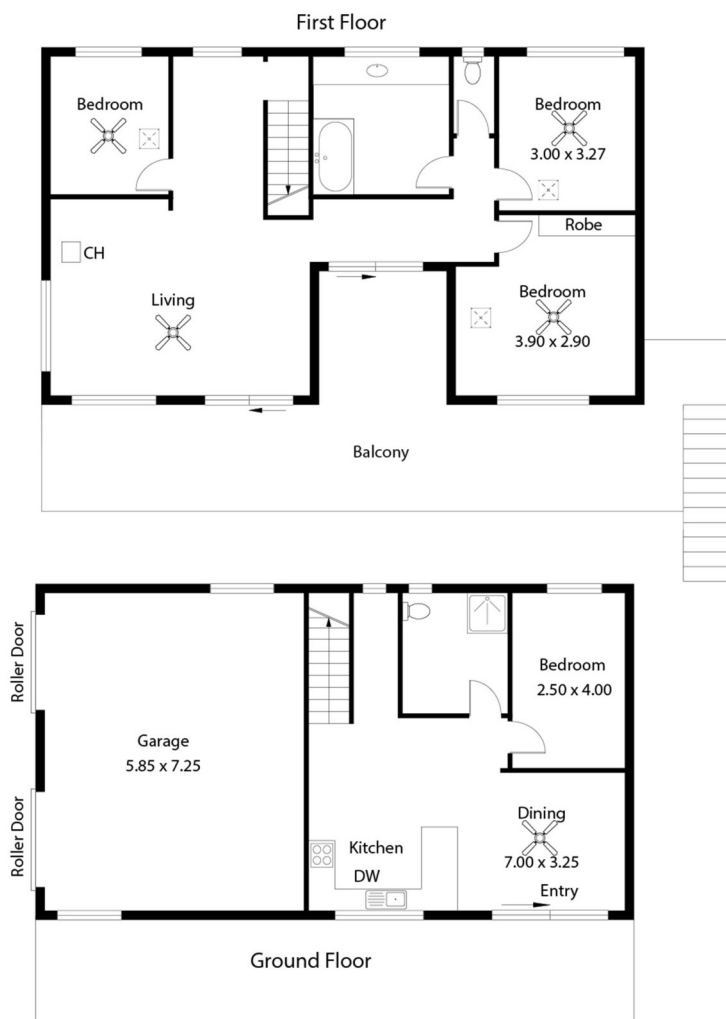
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Floor Plan

13 The Parade,
BLANCHETOWN

Allotment Size: 1392sqm (Approx)
Council Area: Mid Murray Council
CT Number: 5414/554



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Living: 154.02SQ.M
Garage/Shed: 114.41SQ.M
Balcony: 30.02SQ.M
TOTAL: 298.45SQ.M

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

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