



## 27 Sultana Point Road, SULTANA POINT, SA 5583

### ABSOLUTE BEACHFRONT – STUNNING VIEWS

Bliss is the name given to this wonderful property and there is no better description.

Located at picturesque Sultana Point adjacent Edithburgh. 50 kilometres west of Adelaide across Gulf St Vincent and only 230 kilometres away by road.

Currently utilized as holiday accommodation (8 bed capacity) with excellent rental returns (approximately \$35K in 2017/2018) but also just perfect as a retirement residence or family holiday home.

Featuring 3 large bedrooms including the main with ensuite and 2 with built in robes. The main bedroom and huge open plan living area comprising lounge, dining and kitchen all have uninterrupted views of the ocean. Step outdoors on to the extensive deck area and stroll down the path to the beach. Take a walk or a swim. Cast a line for a while. Go scuba diving and explore the fascinating colours in the waters around the jetty. If you don't fancy swimming in the open ocean, then you can try the unique sea water swimming pool with its sheltered waters which are refreshed with each rising tide. The surrounding coastal towns and landscape offer numerous activities and places to explore.

**TYPE:** Sold

**INTERNET ID:** 20473650

#### SALE DETAILS

**\$675,000 - \$715,000**

#### CONTACT DETAILS

**Elders - The Vales**

Unit 4, 378 Main South Road

MORPHETT VALE, SA

Sales: 8382 8388

RLA: 184226

**Mike Nash**

0412 835 012

Other features of the home include:

- Split system reverse cycle air conditioning;
- Floating timber floors;
- Double garage with high rise electronic roller doors and ample storage space;
- Solar power system;
- Solar hot water system with off peak electric boost;
- Shady pergola perfect for entertaining or simply relaxing;
- Two rain water tanks with approximately 45,000 litres total capacity.

Why not make Bliss your new home and experience a year round holiday every year.

Call now to register your interest to view this magnificent property.

Other features: Built-In Wardrobes, Secure Parking

- Land Area 356.00 square metres
- Building Area: 154.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Air Conditioning







