



## 41 Blackfriars Road, PORT ELLIOT, SA 5212

### Coastal Charm in a Prime Port Elliot Location

Positioned in one of South Australia's premier coastal holiday destinations, this impeccably presented brick veneer home offers a relaxed lifestyle just moments from the heart of Port Elliot.

Whether you're seeking a permanent residence, a family holiday escape or a smart addition to your investment portfolio, this property delivers comfort, convenience and charm in equal measure.

Step inside and you'll find a light-filled lounge that welcomes you with warmth, flowing through to a generous kitchen and dining area designed for easy everyday living. A central hallway leads to two well-proportioned bedrooms, including a master complete with built-in robes, and 3rd bedroom that could be utilised as formal dining room or home office if required. All are serviced by a neat and functional bathroom. A separate toilet and laundry add further practicality to the home.

Semi-enclosed side paved patio provides the perfect space for year-round entertaining or simply unwinding, while the carport with drive-through access to a double garage / workshop houses the vehicles and provides excellent secure storage.

**TYPE:** For Sale

**INTERNET ID:** 26P1558

#### SALE DETAILS

**\$635,000 - \$665,000**

#### CONTACT DETAILS

**Elders Goolwa**

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Goolwa, SA

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**Lucas Bradley**

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Surrounded by manicured lawns and established gardens, the property offers a peaceful setting for those who enjoy outdoor living or gardening.

Additional features include split system RCAC along with a solar system to help keep energy costs down.

Ideally located just a short distance from Port Elliot's vibrant township, you'll enjoy easy access to popular cafes, hotels, boutique shopping and the iconic Port Elliot Bakery.

A neat and complete coastal package ready for you to enjoy today!

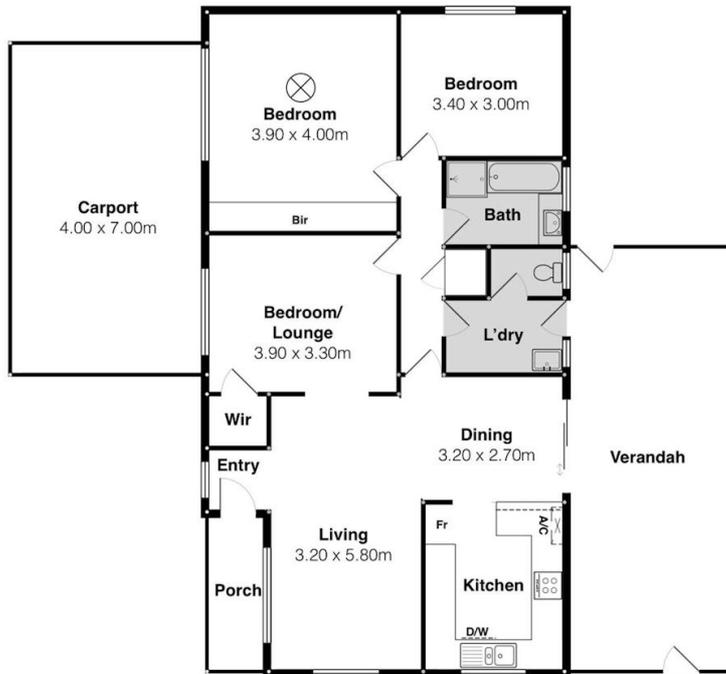
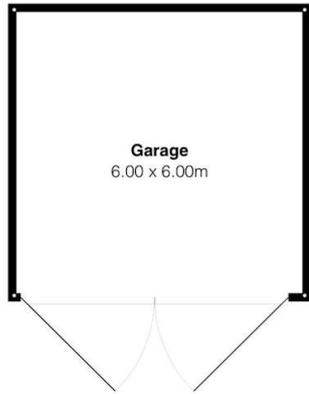
- Land Area 566.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Single carport











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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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