



## 30 Sandpiper Drive, THOMPSON BEACH, SA 5501

### Permanent residence or holiday home

Located just moments from the serene shoreline, 30 Sandpiper Drive, Thompson Beach presents an outstanding opportunity for coastal living or a peaceful getaway. Situated on a generous 967m<sup>2</sup> corner allotment, this property offers dual access points-perfect for those with boats, caravans, or additional vehicles.

The home features three comfortable bedrooms and a central bathroom, with a split system air conditioner servicing the living area and one of the bedrooms for year-round comfort. Energy efficiency is a standout feature, thanks to a 6.6kW (approx.) solar system with battery storage, helping reduce your power bills and environmental footprint. Security and comfort are enhanced with roller shutters on the windows.

Outdoors, you'll find three rainwater tanks supporting a sustainable lifestyle, and a spacious 6x12m garage complete with a concrete floor and electricity connected-ideal for a workshop, storage, or parking.

Whether you're looking for a relaxed permanent residence, holiday home, or investment opportunity, this well-equipped property delivers flexibility and coastal living. Don't miss the chance to enjoy the peaceful community of Thompson Beach with the added bonus of space, functionality, and eco-friendly living.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Under Contract

**INTERNET ID:** 300P179037

#### SALE DETAILS

**\$399,000**

#### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**

230 Main North Road

Clare, SA

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**Lisa Curnow**

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RLA 62833

Adelaide Plains Council

Zone: Rural Settlement

Year Built: 1980 (approx.)

Council Rates: TBA 2024/25

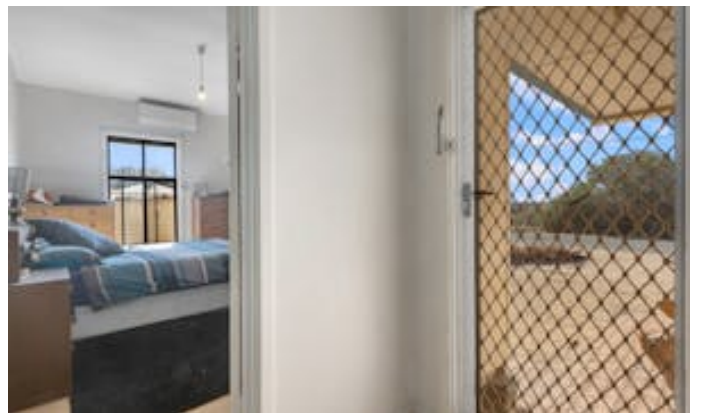
Land Size: 967m<sup>2</sup> (approx.)

Living size: 90m<sup>2</sup> (approx.)

Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. No warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error.

- Land Area 967.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- 4 car garage









Living:	79.94sqm
Porch/Tool Shed:	38.89sqm
Chook House/Shade :	35.40sqm
Garage:	72.00sqm
Total:	226.03sqm

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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