



## 1 Sidney Road, TUMBY BAY, SA 5605

### Beautiful Tumby Bay Bungalow

Astute buyers, here's one for you.

Neat as a pin, solid as a rock and in a fantastic location, this one will tick plenty of boxes.

Elders present this property for Estate of Gordon Kay.

Built around 1930 and boasting many of its original features, this 3-bedroom bungalow offers plenty of character.

Located just a few steps from Tumby Bay's foreshore and situated on a large corner allotment with dual street access, this property has secure undercover car parking and room for the boat and van.

The home features:

2 large bedrooms with carpet and ceiling fans. Master bedroom includes reverse cycle air conditioning.

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:** For Sale

**INTERNET ID:** 300P182532

#### SALE DETAILS

**\$635,000 - \$655,000**

#### CONTACT DETAILS

##### PORT LINCOLN

88 Liverpool Street  
PORT LINCOLN, SA  
08 8621 2100  
RLA: 62833

**Luke Duncan**  
0458 141 321

Central eat-in kitchen with walk in pantry, electric stove and r.c air conditioning.

Bathroom with floor to ceiling tiles.

Loungeroom with open fireplace and reverse cycle air conditioning.

Large study or 3rd bedroom.

The backyard is fully enclosed with a small area of lawn, fruit trees and a veggie patch.

The home is equipped with approximately 24,000lts rainwater, solar system, security shutters on windows and a large double carport plus 2 garages - 1 with service pit and workshop area.

This property would suit small families, investors, would be perfect for retirees and would make a wonderful holiday home.

Land Size: 1,007m<sup>2</sup>

Built: 1930

Council Rates \$643 P.Q

(Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833)

- Land Area 1,007.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport



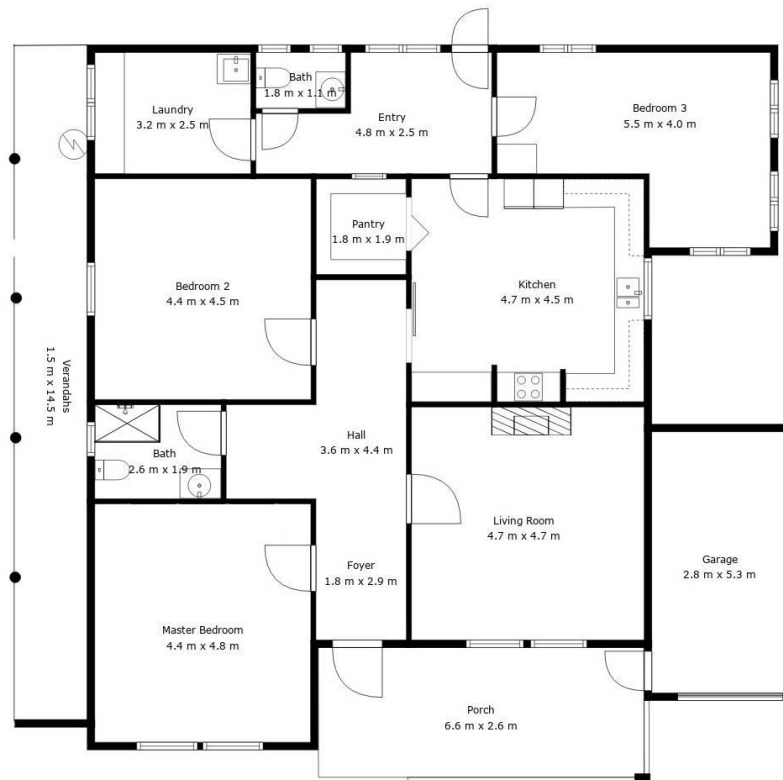












**TOTAL: 155 m<sup>2</sup>**

**FLOOR 1: 155 m<sup>2</sup>**

**EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>, SHED: 59 m<sup>2</sup>, CARPORT: 125 m<sup>2</sup>,  
PORCH: 17 m<sup>2</sup>, VERANDAH: 21 m<sup>2</sup>**

