



## 103 North Terrace, PORT ELLIOT, SA 5212

Reside, Rent or Retire

To the seaside.

Here is your chance to reside in the very popular coastal village of Port Elliot. The perfect location to walk to Boomer Beach or into town with ease. Local school & sporting grounds are also within a short strolling distance from this low-maintenance home.

Set on a generous & accessible allotment, with superb secure parking options available for your family vehicles + your boat or caravan too, behind the large gates on the far side of the home.

The home is a practical design, neat & tidy & freshly painted throughout, but with scope to improve & update if you desire. Roller shutters are fitted to the home for security & temperature control.

The sensible layout offers you the scope for multiple living areas, with 3 bedrooms, central kitchen & family bathroom.

**TYPE:** For Sale

**INTERNET ID:** 300P183547

**SALE DETAILS**

**\$755,000**

**CONTACT DETAILS**

**Elders Victor Harbor**  
11-13 Victoria Street  
VICTOR HARBOR, SA  
08 8555 9000  
RLA: 62833

**Joanne Dean**  
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A timber pergola provides entertaining space & a double Colorbond shed is ideal for the home handyperson / workshop facility or work from home.

The spacious allotment has good landscaping & irrigated garden beds for the green fingered ones to enjoy time outside & create your own leafy paradise.

Enjoying a wide fronted access to the road, offering easy off road parking facilities for all. Driveway access to carport & thru to the Colorbond shed. Double gated access on the far side of the front lawn area into the spacious back yard.

Front door opens to a tiled entrance hall, leading to your l-shaped lounge / dine at the front of the home. North facing to draw in the warm winter sunshine. A rear window from the dining alcove overlooks your entertaining area at the back. Home to the Split system r/c air conditioning unit.

A galley style kitchen adjoins, a small but practical space with neutral cabinets both overhead & under bench + a couple of large drawers + walk-in pantry store. Upright gas cooker & stainless-steel sink. Raised bench, zones the kitchen space from a rear family room.

The 3 bedrooms offer good accommodation for your family living or for visitors. Main bedroom is also at the front of the home enjoying the lovely sunshine, with large built-in robe. Bedrooms 2 & 3 are placed to the rear of the home, with Built-in robe in no.2. The family bathroom is set between bedroom 1 & 2, a neat & neutral space with pretty feature tiles. Shower, bath & vanity with separate WC.

Family room opens to a semi-enclosed entertaining area with timber pergola cover & paved floor. Rear gardens are landscaped & terraced, providing good spaces for adding your own colourful garden or veggies. Top level & lower lawn areas fitted with Irrigation to make watering easy. Plenty of space for kiddies & pets to run amok. A large garden shed + the 6mx6m Colorbond shed are ideal for storage & workshop space. All neatly set behind secure fencing. Rainwater is plumbed to the home.

This is the perfect opportunity to invest in Port Elliot or reside in Port Elliot - the choice is yours.

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. RLA 62833

- Land Area 725.00 square metres
- Building Area: 125.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Single garage
- Single carport









