



105 North Terrace, PORT ELLIOT, SA 5212

Just Right

For so many reasons:

- The perfect Port Elliot Location
- Good workshop / shedding facility
- Potential for updating & extending
- Choices for Investment options

This cosy timber cottage is set in the desirable seaside village of Port Elliot & benefits from a great location, within a short walking distance to the beach & local sporting grounds. Enjoy a gentle stroll to the heart of Port Elliot, the historic Strand shopping with unique cafes, pubs & stores. This is the perfect cottage style home for you to enjoy your weekends or weeks on end here on the South Coast.

You can appreciate the lovely views of the hills available to you from the open plan living area & front garden, & the home handyperson will enjoy the space to tinker in the double Colorbond shed in the back yard. Benefit from security shutters & solar panels

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: 300P183550

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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to aid with your daily expenses & comfort.

- A versatile home perfect for permanent, holiday or investment living.

Positioned on a generous allotment of 710sqm, with a securely fenced back garden, this is the ideal set-up for kids & pets to play in. Gardens are low maintenance, with mature trees, lawns & gravelled areas providing you with plenty of scope for you to create your dream garden.

Step inside to a fresh & light filled home. Freshly painted both inside & out, with modern & light timber-look flooring flowing through & into your living areas & down the central hall to the 3 bedrooms. 8 Solar Panels assist with your electricity costs while multiple ceiling fans & roller shutters help with temperature moderation.

Your front entry opens to a wide hall. Living area is at the front, enjoying the views to the hills at the back of Port Elliot. L-shaped to incorporate a dining alcove with large patio door opening to your rear verandah-covered entertaining area. Split system R/C air conditioning is fitted in this space. Open & flowing to the original Kitchen, which is small & basic, offering you scope to improve & update.

A central corridor accesses the bedroom wing, comprising of 3 good sized bedrooms & the family bathroom. 2 front bedrooms enjoy the hills vista. Main is positioned at the end of the home with a generous Built-in robe. The other 2 are perfect for your kids &/or guests / home office / private snug (or whatever you desire), all conveniently placed to access the beautifully renovated family bathroom.

Entertain under the rear verandah adjoining the back of the home & enjoy the winter sunshine. Park your car under the enclosed drive-thru carport fitted with roller door & offering direct access into the home. Your back garden is home to the Colorbond shed/ workshop & has soft green lawns bordered by tall shady trees & native plants. Securely fenced & ideal for your family pets, kids or grandkids to play in safely. Rainwater storage & small garden shed for extra storage. A brand new aerobic septic system has been recently installed.

- Be it a beach house, an investment home or just somewhere to live, this home is so right for so many reasons!

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 710.00 square metres
- Building Area: 98.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage
- Single carport









