



Lot 44 Swan Terrace, FOWLERS BAY, SA 5690

Rare Opportunity in Tranquil Fowlers Bay – Near-New Coastal Retreat

Welcome to your dream coastal escape, beautifully located on the corner of Swan Terrace and North Terrace in the peaceful seaside haven of Fowlers Bay. Whether you're looking for a full-time sea change, a relaxing holiday home, or a lock-and-leave base for your coastal adventures, this modern, low-maintenance property ticks all the boxes.

Less than two years old, this quality-built home features durable, vanilla-hued vinyl weatherboard cladding designed to withstand the elements with no ongoing painting or major maintenance required. Rust-resistant aluminum windows and security screens on all external doors ensure added peace of mind.

Step inside to discover the warmth of gloss timber look laminated flooring throughout the living areas and bedrooms, with stylish tiles in all wet areas. LED downlights, holland blinds, curtains, and awnings are already installed, this is truly a walk-in, walk-out opportunity with all existing furniture and items included in the sale.

The welcoming front alcove is ideal for soaking up the ocean air while enjoying a morning coffee or evening drink. Inside, an open-plan lounge, dining and kitchen space creates a light and airy feel. The modern U-shaped kitchen includes marbled laminate benchtops, ample storage, a gas oven and cooktop with overhead rangehood, a tall pantry, and a double stainless-steel sink with mixer tap.

TYPE: For Sale

INTERNET ID: 300P183732

SALE DETAILS

\$495,000

CONTACT DETAILS

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Ceiling fans are installed in all three bedrooms and main living areas for year-round comfort. All bedrooms include built-in robes, while two offer sliding door access to the side verandah - perfect for coming and going without disturbing the rest of the home.

The generous bathroom features a large shower, bathtub, vanity and wall mirror, all connected to a reliable gas hot water system. A separate laundry is conveniently located near the back door and includes a stainless-steel trough, double storage cupboard, twin tub washing machine and a second toilet.

Water won't be a worry, thanks to a large 22,500L rainwater tank (with filtration system) plumbed to the house, plus a backup overflow tank. Additional filters and fittings are stored in the shed for future use.

Speaking of sheds - this property boasts a massive 12m x 9m colourbond shed with concrete flooring, power (with isolator), high-clearance double sliding doors, floodlights, solar panels with battery storage, and a 4.6kW generator. Skylights provide natural lighting, while double-door steel storage cabinets, a barbecue, and a dartboard set the scene for the ultimate man cave or workshop. A second 13,500L rainwater tank is also connected to the shed.

There's plenty of space for boats, caravans or big toys, making this an ideal base for fishing, boating, and beach-loving families. Come summer, enjoy everything Fowlers Bay has to offer - pristine beaches, fantastic fishing, and a friendly community. Come winter, simply lock up and head north, or install a combustion heater and enjoy the cozy coastal quiet.

Opportunities like this are rare - especially for a modern home of this quality, barely two years old and ready to go. Just bring your clothes, a few personal touches, and you're all set to start your new lifestyle.

Don't miss out - check out the video on our website and contact Elaine today to secure your purchase. This gem won't stay on the market for long.

- Land Area 1,000.00 square metre
- Building Area: 162.52 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single garage







