

3 Wandana Road, ELLISTON, SA 5670

Neat, Tidy Property in Fantastic Location

Welcome to 3 Wandana Road, a beautifully presented and well-maintained home perfectly positioned in the heart of Elliston township. Just a short stroll to shops, recreational grounds, and the stunning coastal surrounds, this property offers relaxed regional living at its best - ideal for full-time residence or as a coastal holiday retreat.

Situated on a fully fenced corner block, this property boasts both charm and functionality. The front yard features a large paved area and a secure picket fence with side gate, creating a safe environment for pets and children. A gently sloping ramp leads to a spacious 4-metre-wide timber entertaining deck, running the full length of the home. Semi-enclosed for comfort and privacy, this impressive deck includes four outdoor blinds, glass and lattice screening at one end, and a classic timber balustrade - the perfect spot to unwind while enjoying views down to the park.

Inside, the home is warm and inviting. The open-plan lounge, dining, and kitchen area features a reverse-cycle air conditioner to ensure year-round comfort. Carpeted throughout the lounge, hallway, and all three bedrooms, while the kitchen/dining area offers low-maintenance vinyl flooring, and the wet areas are tiled. The kitchen is well-equipped with an electric oven and grill, wall-mounted exhaust fan, and generous bench and cupboard space.

The home offers three comfortable bedrooms, with two rooms including reverse-cycle air conditioners. The master bedroom features a wall of built-in robes and a ceiling fan.

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: 300P184916

SALE DETAILS

\$395,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

Elaine Seal

0428 400 210

Additional storage is provided with a two-door linen press in the hallway. Existing curtains and blinds are included in the sale.

The bathroom includes a full-sized bath, glass shower alcove, vanity, mirrored cabinet, dual heat lamps, and exhaust fan. The separate toilet and practical laundry with stainless steel trough, wall cabinet, and outdoor access via a rear ramp complete the indoor features.

Step outside and you'll find extensive shedding and parking facilities. A carport adjoins the home, while the concrete driveway extends through to the rear of the block, leading to an enormous 7m x 19m garage, carport, and workshop combination. The 3.5m garage includes a roller door, mechanic's pit, power, concrete floor, and a 3-phase plug ready for a generator. The adjoining 3.5m lockable workshop features its own sliding door, workbench, storage cupboards, tool hanging board, fish cleaning station with running water, and houses the pump for the rainwater tanks.

The backyard is as functional as it is beautiful - established lawn with pop-up automatic watering, raised garden beds, fruit trees (nectarine and peach), and two rainwater tanks plumbed to the home. Additional features include a garden bore for irrigation, 12 solar panels for energy efficiency, and a Foxtel satellite dish.

Video tour available on the website [â##](#) or arrange your private inspection today!

With very few homes currently on the market in sought-after Elliston, this well-presented, move-in-ready home won't last long. Contact Elaine today to secure this coastal gem before it's gone.

Snooze and you lose [â##](#) call now!

Other features: 3 Phase Power, Carpeted, Close to Shops, Disabled Access

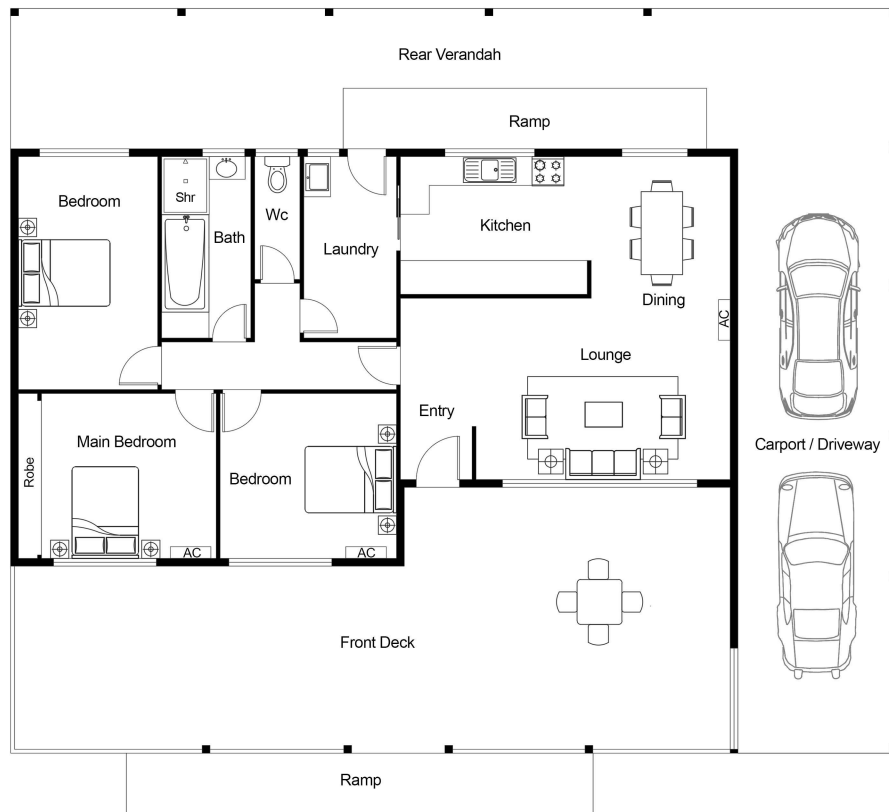
- Land Area 1,034.00 square metre
- Building Area: 107.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single garage
- Single carport











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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 All enquiries must be directed to the agent, vendor or party representing this floor plan.

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