



9 Sixth Street, ELLISTON, SA 5670

Affordable Renovator's Opportunity in Coastal Elliston

Looking for a coastal escape or your first home in a friendly seaside town? Rarely do properties in Elliston come to market at this price point - and this one is packed with potential for those ready to roll up their sleeves and add value.

Centrally located on a generous-sized block, this home is within walking distance to Elliston's township amenities, the stunning Waterloo Bay, and the back beaches. Whether you're dreaming of a holiday getaway or looking to settle down full-time, this property offers a solid foundation with great bones and plenty of space.

The home features:

- A fully fenced yard (rear and sides over 5ft high - perfect for pets)
- Two well-sized bedrooms, one with a ceiling fan
- A long skinny lounge with tiled entrance and vinyl flooring
- Tiled bathroom with glass shower alcove, vanity, linen storage, heat lamps, and exhaust fan
- Combined tiled dining/kitchen area with glass sliding external door onto narrow rear verandah

TYPE: For Sale

INTERNET ID: 300P185882

SALE DETAILS

\$240,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway

WUDINNA, SA

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RLA: 62833

Elaine Seal

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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.

- Kitchen includes electric wall oven, gas cooktop, rangehood, and ample cabinetry
- Large laundry with old-style concrete troughs and separate toilet

Step outside to discover:

- 8m x 4.5m single garage with concrete floor
- 5.5m x 4m granny flat with power, kitchenette, and external access to a shower and toilet from rear of shed (great for guests or teenagers)
- 8 solar panels to help reduce energy costs
- Two rainwater tanks (2,000g & 1,000g)
- High-clearance carport ideal for a boat or caravan with open front and rear access

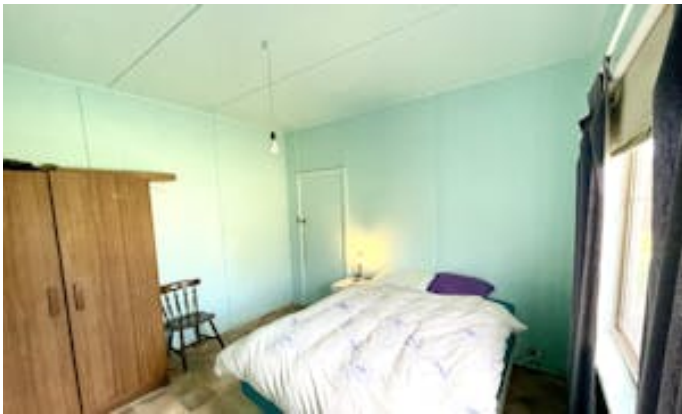
Additional highlights:

- Recently rewired by a qualified electrician
- Acceptable price reflects need for a future re-roof - an opportunity to add value!

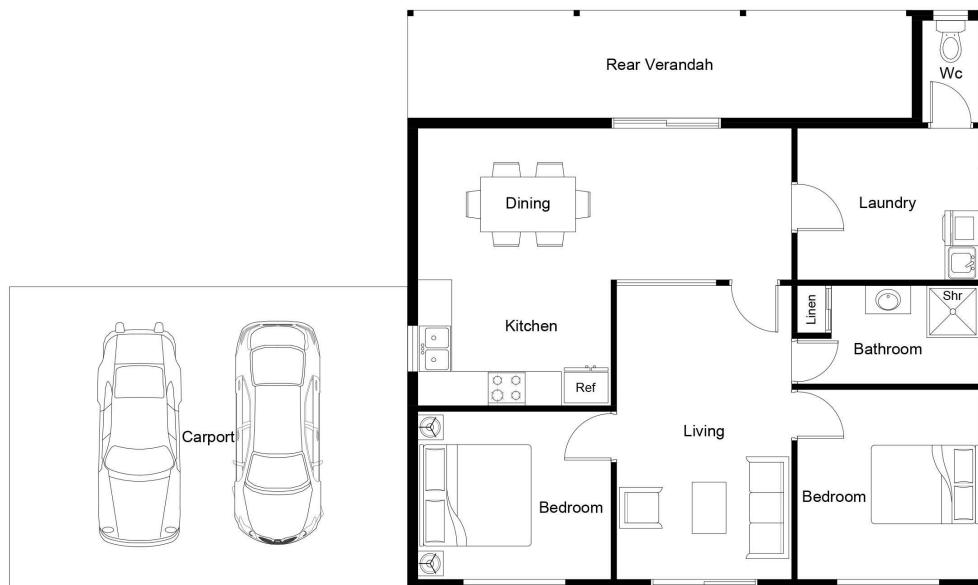
Other features: Kitchenette

- Land Area 1,019.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- 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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