



95 Mentone Road, HAYBOROUGH, SA 5211

A Cosy Coastal Cottage

Ready and waiting and simply ideal for:

- The perfect holiday escape
- A fantastic starter home
- Cosy cottage for 1 or 2
- Investment with potential
- Air BnB coastal retreat.

Tucked away behind tall fencing, surrounded by towering shady trees and native gardens, this charming circa 1930's one-bedroom cottage gives the feeling of stepping back to simpler times - the kind of place where you can shut the world out, where weekends linger and holidays are meant to be savoured.

Brimming with character, this delightful 1-bedroom cottage welcomes you with timber floors and cathedral ceiling to the living area, classic sash windows with side shutters

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: 300P190812

SALE DETAILS

\$565,000

CONTACT DETAILS

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

Joanne Dean
0407 524 401

and a beautiful original brick chimney, creating a cosy atmosphere ideal for year-round escapes. The quaint kitchen has an original wood stove inset the brick chimney and rustic character timber workbench. Bathroom is adjacent enjoying "that 70's feel" and is fitted with shower over a bath, vanity and WC.

Set on a generous 860sqm(approx) fully fenced allotment, the property offers a wonderful sense of space and privacy - perfect for unwinding, entertaining under the trees or enjoying the surrounding coastal air.

The cottage has been completely refreshed inside and out with a new coat of paint. A large and fairly new Colorbond shed provides practical storage for your boat, pushbikes, surfboards and holiday gear, with loads of room to park a caravan in the grounds. Get back to nature, with space to plant loads of veggies, a fully enclosed chook yard and established native gardens, all sheltered by the tall trees.

Whether enjoyed as a delightful Airbnb or holiday retreat, a cosy permanent cottage for 1 or 2, or gradually improved over time, the property also holds exciting long-term appeal. There is scope to enhance or extend the existing footprint or eventually design and build your dream coastal home (STCC), with potential to capture lovely ocean views from a future build.

This is a rare opportunity to secure a truly special coastal hideaway where charm, nature and future possibilities all come together.

Highlights you will embrace:

- Enchanting 1930's one-bedroom holiday cottage
- Ideal Airbnb or private coastal retreat
- Timber floors, sash windows & original brick chimney
- Quaint cottage kitchen full of original character
- Solar power & rainwater & r/c air conditioning.
- Expansive 860sqm (approx.) fully fenced allotment
- Established native gardens & mature shady trees
- Large Colorbond shed for storage or workshop
- Enclosed chook yard for a relaxed lifestyle touch
- Potential to improve, extend or build a future dream home with ocean views (STCC)

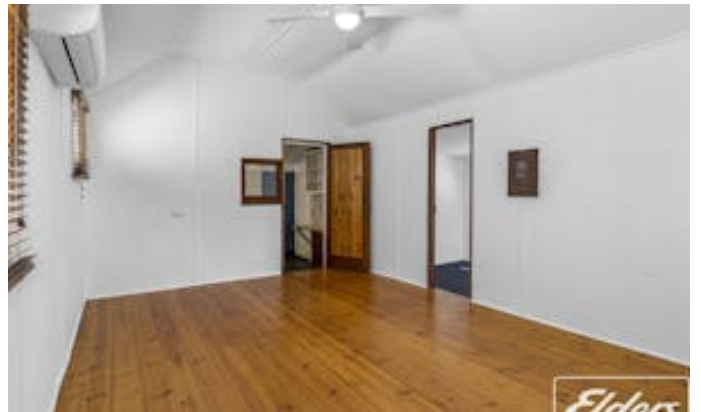
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

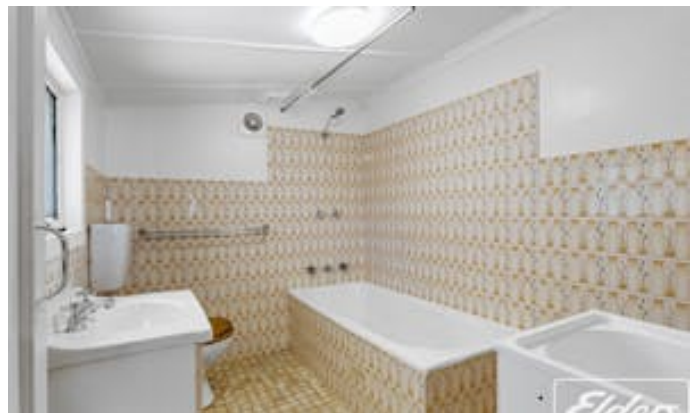
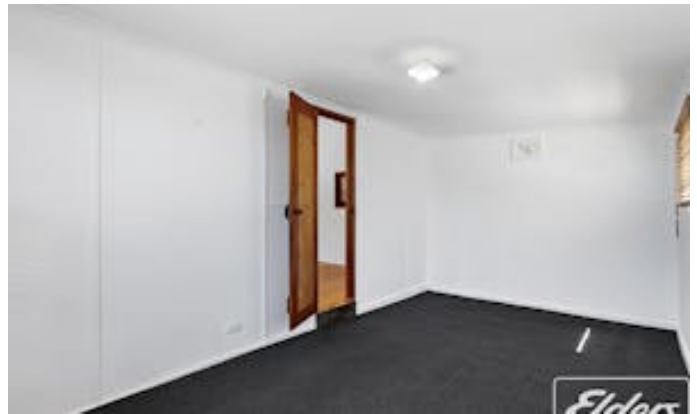
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 860.00 square metres
- Building Area: 64.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 2

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.

- Double garage
- Floorboards

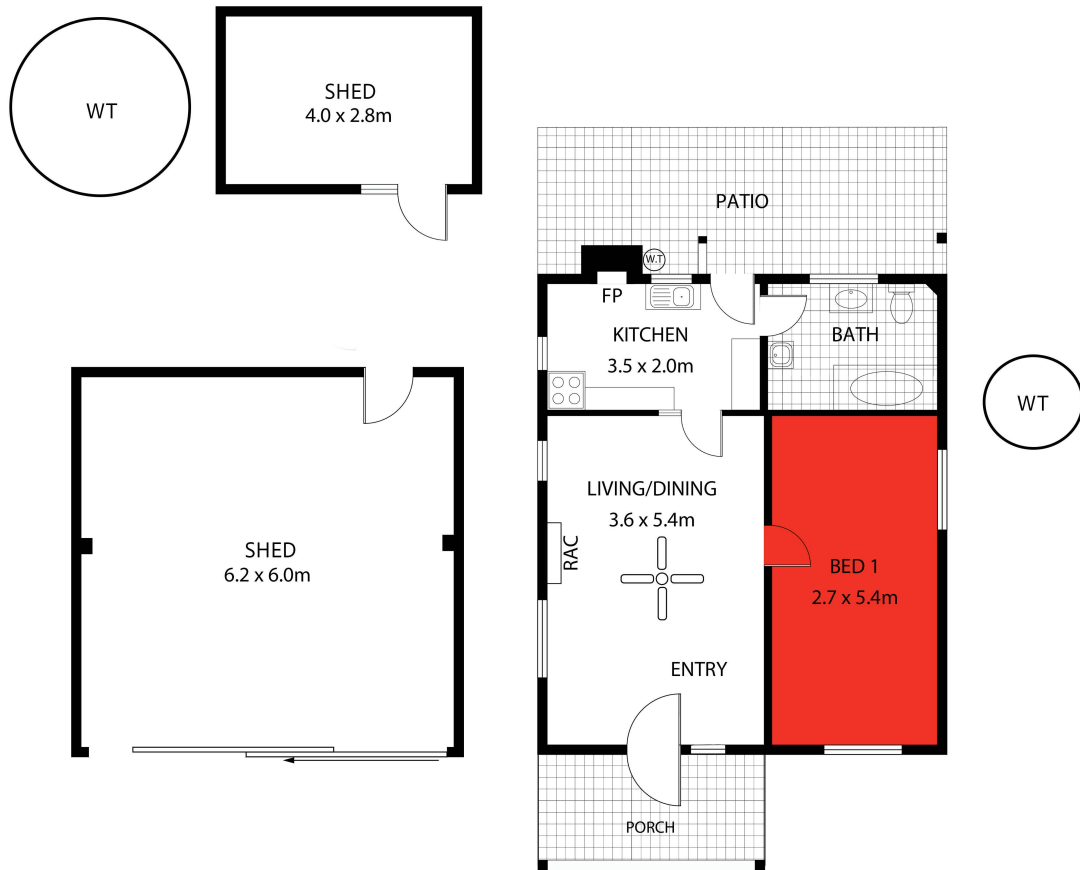








95 Mentone Road,
HAYBOROUGH



This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
Produced by [OpenView.com.au](https://www.openview.com.au)