



8 Denton Street, SMOKY BAY, SA 5680

Great Location, Quaint Cottage in Main Street – Endless Potential in Beautiful Smoky Bay

Perfectly positioned in the heart of the stunning coastal town of Smoky Bay—where the oysters are plentiful, the locals are welcoming, and visitors never want to leave—this charming 1960s cottage presents an exciting opportunity to secure a prime slice of seaside living.

Set on a generous 911m² allotment right on the main street, the property is within an easy five-minute stroll to everything that makes Smoky Bay so special. Enjoy convenient access to the jetty, pristine beach, state-of-the-art boat ramp, General Store/Post Office, community playground, sports complex, and golf course. Whether you're casting a line, heading out on the boat, or enjoying a relaxed beachside walk, it's all at your doorstep.

Classic Charm with Solid Foundations

Privately nestled behind a short brick fence and sheltered by established front garden trees, the home is well protected from coastal winds and harsh weather. The rendered concrete exterior in soft grey tones gives the cottage a fresh and welcoming street presence.

A three-metre-wide front verandah provides a sheltered entry into the cosy lounge, complete with reverse cycle air conditioning, wood combustion heater, and two stylish

TYPE: For Sale

INTERNET ID: 300P192825

SALE DETAILS

\$350,000

CONTACT DETAILS

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three-light glass pendant fixtures. Carpeted flooring enhances comfort in the lounge and two front bedrooms.

Both bedrooms are light-filled, each featuring ceiling fans and windows on two separate walls to maximise natural light and airflow.

Functional Layout with Scope to Modernise

The kitchen offers generous bench and cupboard space along two walls, overhead cabinetry, room for a fridge, single sink, gas oven and cooktop, and vinyl flooring throughout. While perfectly functional, this space presents a fantastic opportunity for a modern upgrade to truly transform the heart of the home.

The rear porch (also vinyl floored) leads to a tiled bathroom and separate toilet, along with a small third bedroom with a concrete floor. The bathroom includes built-in cabinetry with laminated benchtop and single basin, a three-door mirrored wall cabinet, and a step-up shower with glass sliding door.

Outdoor Features & Future Possibilities

Outside, the property features:

- 3m wide semi-enclosed rear verandah with shade cloth
- Built-in brick barbecue
- Approx. 1,200-gallon rainwater tank (servicing drinking water and garden)
- Lawn area, fruit trees, and established grapevines
- 3m x 5m garden shed with concrete floor and shelving
- Single garage with extended lean-to
- External laundry with double wash trough and adjoining storage room

There is enormous potential here. Removal of the existing garage and lean-to would create ample space for a substantial new shed-ideal for securely housing both boat and vehicle out of the weather.

Invest, Renovate, or Relax

With solid bones and an unbeatable central location, this property is ready for its next chapter. Renovate and modernise to create a charming coastal retreat, secure a holiday home, establish a rental investment, or settle in permanently to enjoy fishing, water sports, beachside living, and the strong sense of community Smoky Bay is known for.

With very limited properties currently available in Smoky Bay, this is a rare opportunity not to be missed.

A visual video is available to view online.

Contact the Agent today for further information, to arrange an inspection, or to request an offer form and take the first step toward your new coastal venture.

Other features: Window Treatments

- Land Area 911.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single garage

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.









