



## 22 Alexandrina Drive, CLAYTON BAY, SA 5256

Lakeside Lifestyle Opportunity in Clayton Bay

FIRST OPEN SATURDAY 28th OF FEBRUARY 11, am

Welcome to the charming waterfront town of Clayton Bay, a peaceful community nestled on the shores of Lake Alexandrina. Still regarded as one of Adelaide's best kept secrets, this hidden gem offers relaxed lakeside living at its absolute best - where nature, community and opportunity come together in perfect harmony.

Imagine starting your mornings with the fresh country air, afternoons filled with sailing, kayaking, jet skiing or fishing nearby, and evenings enjoying spectacular sunsets by the water. For lovers of the outdoors, Clayton Bay is a paradise - renowned for bird watching, scenic nature walks, and an abundance of wildlife. This is a place where life slows down, neighbours know your name, and every day truly feels like you're living the dream.

At the heart of this welcoming township is a fabulous, close-knit community. The local cafe and general store are just a short stroll away - perfect for a relaxed morning coffee or catching up with friends. It's a peaceful, tightly held lakeside location that continues to grow in popularity as more buyers seek lifestyle-focused living within easy reach of Adelaide.

**TYPE:** For Sale

**INTERNET ID:** 300P192949

**SALE DETAILS**

**\$430,000 - \$480,000**

**CONTACT DETAILS**

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**Sylvia Jemson-Ledger**  
**Hills & Fleurieu**  
0487 301 390

## The Opportunity

Set on a generous allotment within this beautiful lakeside town, this home presents the perfect holiday fixer-upper, an exciting first home buyer opportunity, or an idyllic holiday retreat. With a little vision and some tender loving care, you can transform this property into something truly special in one of South Australia's most naturally beautiful communities.

### Property Features:

Four generously sized bedrooms

Two separate living areas

Separate laundry and bathroom

Large block with room to enhance, extend or reimagine

Whether you're looking to secure your first home, invest in a lifestyle location, renovate and add value, or create the ultimate escape, this property offers position, potential and lifestyle in equal measure.

Water sports, birdlife, nature walks, and an amazing community spirit - this is lakeside living at its finest in Clayton Bay.

Your lifestyle opportunity awaits.

**NB PLEASE NOTE VIRTUAL FURNITURE HAS BEEN USED IN SOME PHOTOGRAPHY**

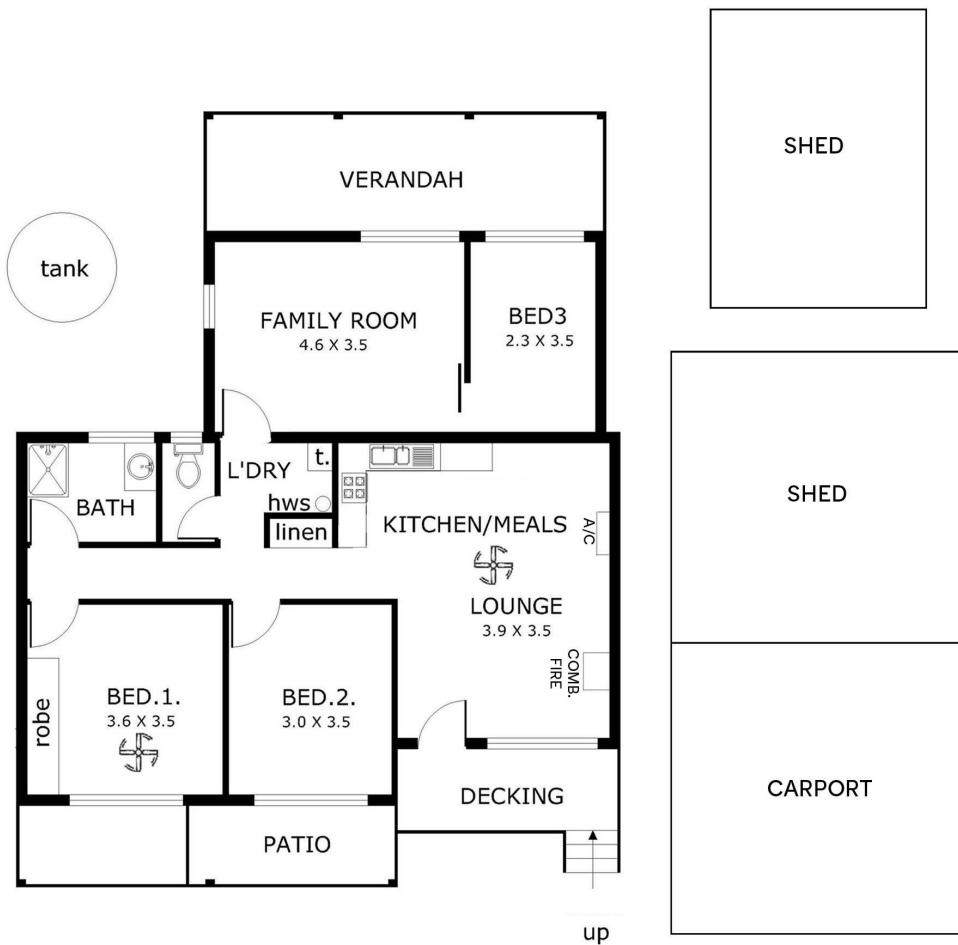
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- Land Area 1,079.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 4
- Single garage
- Double carport









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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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