

46 Denton Street, SMOKY BAY, SA 5680

Live the Coastal Dream – Affordable Lifestyle Opportunity in Beautiful Smoky Bay

Set against the breathtaking backdrop of South Australia's Eyre Peninsula, this unique property offers an incredible chance to secure your slice of Smoky Bay's relaxed coastal lifestyle. Known for its pristine waters, wide sandy beaches, and world-class seafood, Smoky Bay is the perfect escape for those seeking peace, simplicity, and connection to nature. From the iconic jetty to the region's thriving oyster industry and abundant marine life, it's a place where every day feels like a holiday.

Positioned in the heart of town on the popular middle street, this centrally located block places you within easy walking distance to local amenities, the jetty, and the friendly community hub that makes Smoky Bay so special. Whether you're looking to invest, settle down, or build your dream coastal retreat, this versatile property offers outstanding potential at an affordable price.

At the rear of the block sits a well-established 15m x 6m colourbond shed, thoughtfully set up as a comfortable live-in space-ideal for immediate use while you plan your future build or simply embrace a laid-back lifestyle from day one. A protective 5m x 4m shelter with a galvanised roof and shade cloth sides provides easy access to the main entry, adding convenience and extra outdoor usability.

Inside, a short passage leads to a brightly painted separate toilet and a combined laundry/bathroom featuring a built-in vanity, corner glass shower with overhead exhaust fan, plastic wash trough, and washing machine connections. Vinyl flooring extends

TYPE: For Sale

INTERNET ID: 300P195322

SALE DETAILS

\$245,000

CONTACT DETAILS

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throughout the living areas and two compact bedrooms (one fitted with a ceiling fan), all built on a solid concrete base. The living space is comfortable year-round with a new reverse cycle split system air conditioner and ceiling fan, while the kitchen has been recently upgraded with modern cupboards, stainless steel sink, microwave alcove, and ceramic bench hotplate ready for connection.

The rear section of the shed offers a generous open storage area, complete with fluro lighting, whirly vent, concrete flooring, and convenient external access via a 3m sliding door-perfect for tools, equipment, or hobby space.

Additional features include a 120-gallon poly tank for drinking water and a raised garden bed along the fence line, adding a touch of greenery and charm to the space.

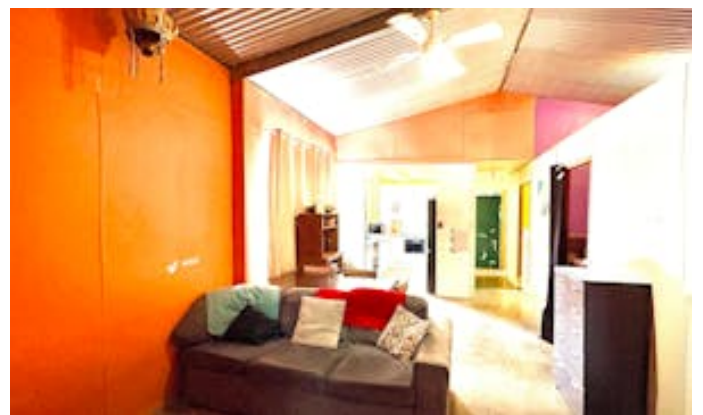
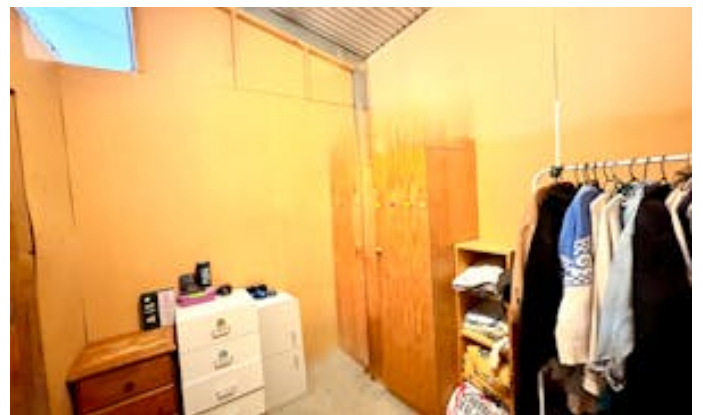
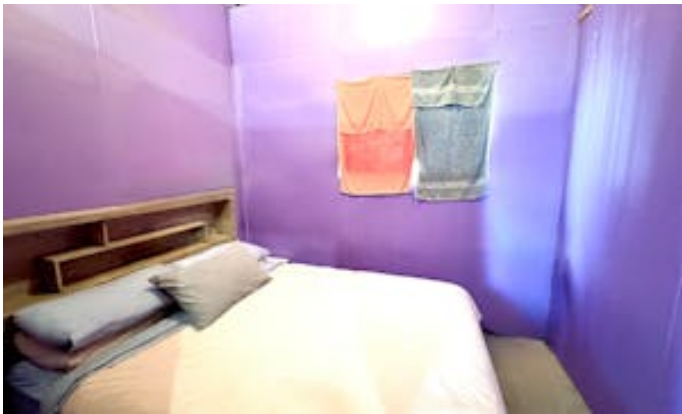
Currently tenanted by reliable occupants, this property presents a flexible investment opportunity-continue renting, move in while you build your dream home, or simply enjoy a relaxed coastal lifestyle filled with fishing, water sports, and the warm hospitality of the Smoky Bay community.

Affordable, adaptable, and full of potential-this is your chance to create the coastal life you've been dreaming of.

Contact Elaine today to secure your opportunity in this beautiful seaside town.

- Land Area 706.00 square metres
- Bedrooms: 2
- Bathrooms: 1









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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