



75 Waterport Road, PORT ELLIOT, SA 5212

Flexible Living Options.

Set in one of South Australia's most sought-after coastal destinations, this well-presented home enjoys the perfect blend of comfort, flexibility and lifestyle appeal. Whether you're looking for a permanent residence with adaptable accommodation, the perfect holiday escape or smart investment, 75 Waterport Road will tick all your boxes.

Privately positioned behind tall fencing and surrounded by established gardens, the property welcomes you with a bright and inviting atmosphere. The renovated three-bedroom cottage is complemented by a fully self-contained granny flat, ideal for extended family living, guest accommodation or potential Airbnb income.

Tucked in behind tall privacy fencing and surrounded by pretty, lush gardens the home enjoys a light-filled interior, the home has been set up to accommodate your family in the 3-bedroom renovated cottage with a granny flat addition to utilise for your visitors or as a home for extra family members.

Inside, the home enjoys a light-filled open plan layout designed for easy everyday living. A spacious front lounge room overlooks the generous entertaining deck and tranquil rear gardens filled with flowering shrubs, mature shade trees and an abundance of fruit trees. Floating timber flooring flows throughout, enhancing the

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TYPE: For Sale

INTERNET ID: 300P196072

SALE DETAILS

\$845,000

CONTACT DETAILS

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11-13 Victoria Street
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08 8555 9000
RLA: 62833

Joanne Dean
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warmth and style of the home.

The beautifully updated kitchen is both modern and practical, featuring extensive drawer storage, overhead cabinetry, quality appliances including a dishwasher and wall oven, and plenty of workspace for the home cook. Enjoy views to the hills from the corner window.

A central hallway leads you to three well-proportioned bedrooms. Your main bedroom and bedroom two are fitted with built-in robes. All are serviced by the beautifully updated bathroom, decorated with floor to ceiling tiles. A modern space incorporating a large shower alcove, bath, vanity & w.c.

Positioned towards the front of the property, the granny flat provides excellent independent living options. Tiled throughout, the open plan in design incorporates bedroom and living space, separate ensuite bathroom and kitchenette with integrated laundry facilities. The perfect for elderly parents, adult children wanting their own space, visiting guests or short-stay accommodation opportunities if you want to earn a little extra income!

Additional features include split-system reverse cycle air conditioning to both living areas for year-round comfort, plus solar panels to assist with energy efficiency and household costs.

Outside, the double carport provides undercover parking for 2 vehicles, with additional room for a boat or caravan. The established gardens and lawns create a peaceful outdoor environment, perfect for gardening enthusiasts or if you are simply seeking a relaxed lifestyle.

Conveniently located close to local schools, sporting grounds and the vibrant heart of Port Elliot, you will enjoy easy access to popular caf  s, hotels, boutique shopping and the iconic Port Elliot Bakery.

Experience the charm of coastal country living with all the conveniences of town amenities just moments away.

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, Kitchenette, Window Treatments

- Land Area 822.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite







75 Waterport Road,
PORT ELLIOT



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.
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