



3 May Crescent, CEDUNA, SA 5690

Coastal Comfort with Stunning Bay Views

Perfectly positioned in a sought-after location opposite the local school, this modern three-bedroom home offers a wonderful combination of comfort, convenience and coastal charm. With beautiful views across Murat Bay and spectacular sunsets enjoyed from the expansive front deck, this property presents an outstanding opportunity for families, retirees or investors alike.

Designed for easy living, the home features a spacious open-plan layout with floating floors throughout the main living areas and passage. Large glass sliding doors open onto the generous wrap-around deck, creating a seamless indoor-outdoor lifestyle and the perfect space for entertaining family and friends while taking in the sea views.

The well-appointed kitchen is the heart of the home, complete with a central island bench, electric oven, ceramic cooktop, dishwasher, soft-close cabinetry, corner pantry and dedicated microwave and refrigerator alcoves. The adjoining living area is comfortable year-round with reverse-cycle air conditioning and modern day/night roller blinds throughout.

Accommodation comprises three bedrooms, including a spacious master suite featuring reverse-cycle air conditioning, a walk-in robe and private ensuite. The remaining bedrooms are well-sized, with built-in storage to bedroom two. A practical three-way main bathroom services the home, offering separate bath, shower, vanity and toilet facilities.

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: 300P197453

SALE DETAILS

\$450,000

CONTACT DETAILS

WUDINNA

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WUDINNA, SA

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RLA: 62833

Elaine Seal

0428 400 210

Outside, the low-maintenance grounds are fully graveled and complemented by two substantial 22,500-litre rainwater tanks plumbed directly to the home. A large 7m x 10m double garage provides excellent storage and vehicle accommodation, featuring dual automatic roller doors, side access, lighting and a concrete floor.

Additional features include external ramp access, perimeter concrete pathways, front fencing with double gates and privacy screening for added security and comfort.

Whether you're seeking a quality investment with established tenants in place or a modern coastal home ready to move into, this impressive property offers exceptional value in a desirable Ceduna location.

Inspection is highly recommended to fully appreciate everything this property has to offer.

Other features: Close to Schools, Roller Door Access, Water Views, Window Treatments

- Land Area 596.00 square metres
- Building Area: 138.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3
- Single garage
- Ensuite







Elders

Double Garage

Tank

Tank

Verandah & Deck

Meals

Kitchen

Mw

Pty

Ref

Bed 3

Bed 2

Robe

Bed 1

Family Room

Linen

Bath

Wc

L'dry

Bm Cup'd Lin

Wir

Ensuite

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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