

111 Mentone Road, HAYBOROUGH, SA 5211

Ideal Starter or Retirement Opportunity

Perfectly positioned in the popular coastal suburb of Hayborough, this well-maintained single-level home offers comfortable, low-maintenance living with plenty of potential to further enhance or extend in the future.

Built in 1993 and set on a generous 780m² allotment, the property enjoys a convenient location close to local amenities, while also offering easy access to the beach via nearby walking trails. Whether you're looking to enter the property market, downsize for retirement, or secure a solid investment, this home presents an excellent opportunity.

The practical floorplan comprises an entrance hall leading to a spacious carpeted lounge and dining area, creating a welcoming space to relax or entertain. Centrally positioned, the kitchen features a large pantry, upright electric stove and excellent functionality, overlooking the adjoining family room with easy-care floating floors.

Accommodation includes a generous main bedroom with built-in robes, plus a second bedroom ideal for guests, hobbies or a home office. The family bathroom is complete with bath, separate shower and vanity, while the toilet and laundry are conveniently located separately.

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: 300P197554

SALE DETAILS

\$595,000 - \$625,000

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Deb Meagher
0429 009 132

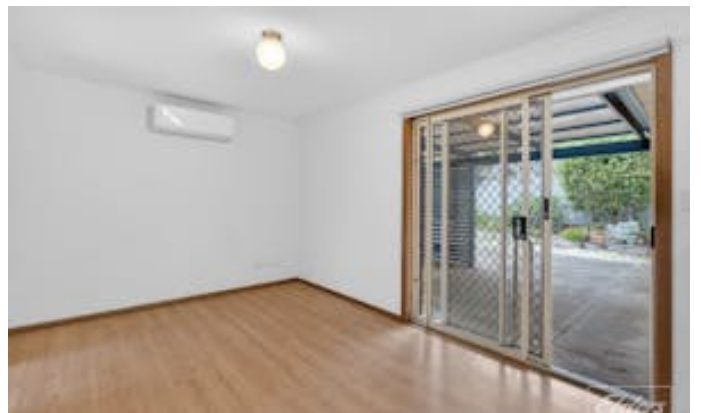
Sliding doors from the family room open to a pergola area, providing the perfect space for outdoor entertaining or enjoying a quiet morning coffee. The large rear yard offers ample room for children, pets, gardening enthusiasts or future extensions (subject to necessary approvals).

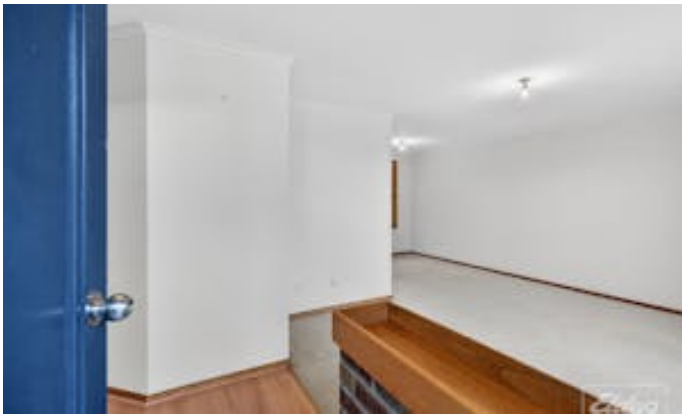
Additional features include a drive-through single carport with automatic roller door, attractive low-maintenance gardens and a handy garden shed.

A fantastic opportunity to secure an affordable home in a sought-after coastal location.

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

- Land Area 780.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage







Permanent Rental Appraisal

333 MENTONE ROAD,
HAYBOROUGH

0870 8276 738

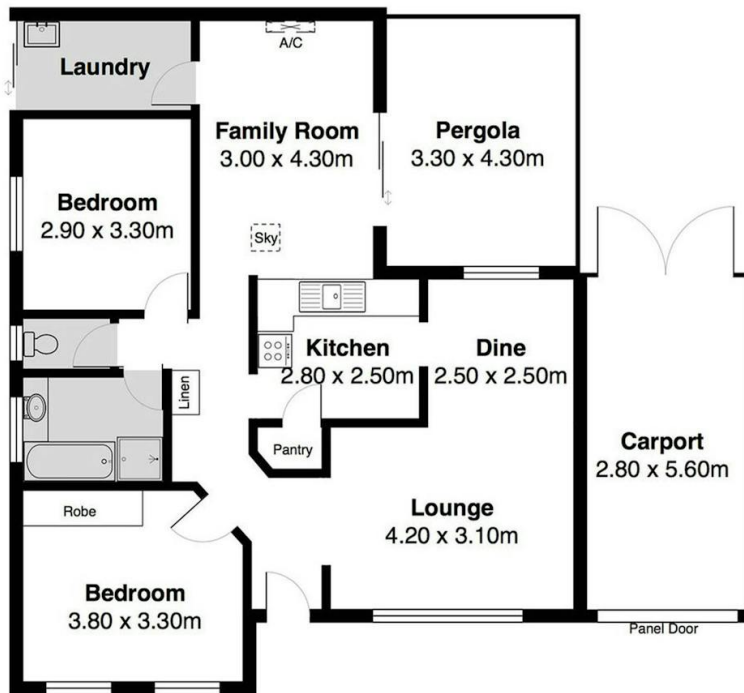
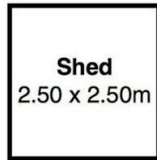
- Are you looking to invest?
- Your home is our priority

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following –

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 248 of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice – immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words **"I am legally required to give you this warning"**; or
- in the case of written advice – at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12 point type.



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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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