



4 Abbott Avenue, MIDDLETON, SA 5213

Highly Sought After, Just 250m to Middleton Point

Best Offer by 2pm 3/8/26 (Unless Sold Prior)

Price Guide \$980,000 - \$1,050,000

Location, Location Location around 250 metres to Middleton Point with a slight seaview in one of Middleton's most sought-after seaside pockets. 4 Abbott Avenue offers an exceptional opportunity to secure a spacious coastal residence just a few minutes walk to the surf. Set on approximately 726m², with a modern floor plan this home delivers the relaxed lifestyle the Fleurieu Peninsula is renowned for, making it ideal as a permanent residence, second home or holiday retreat.

A formal entry welcomes you into the home, flowing through to a spacious formal lounge, perfect for quiet relaxation or entertaining guests. The generous master bedroom suite features a walk-in robe and private ensuite, whilst the other two bedrooms are well serviced by the family bathroom.

Designed for practicality and comfort, the main bathroom includes a luxurious spa bath, separate shower, separate vanity area and separate W.C., ideal for family living or a number of guests.

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: 300P198876

SALE DETAILS

**Best Offers by 2pm
3/8/26**

CONTACT DETAILS

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

Paul Smith
0417 624 833

The heart of the home is the spacious open-plan kitchen, dining and living area. The well-equipped kitchen boasts a walk-in pantry and electric appliances, providing ample storage and functionality for everyday cooking and entertaining. The adjoining roomy dining and family area creates a welcoming space where family and friends can gather with ease.

Sliding door extends the living space outdoors to a large undercover entertaining area and paved pergola, offering the perfect setting for year-round entertaining, summer barbecues or simply enjoying the coastal atmosphere.

Adding further flexibility is a substantial rumpus room that could serve as a games room, teenage retreat or hobby space. The home is complemented by a secure garage with automatic roller door, providing convenient vehicle accommodation and additional storage plus a toolshed. Also for energy efficiency there is a 12 panel solar system.

Located within easy reach of Middleton's caf  s, tavern, beach walks and bike trails with the popular townships of Port Elliot and Goolwa just a short drive away. A relaxed Middleton lifestyle awaits your move.

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: Carpeted, Openable Windows

- Land Area 726.00 square metres
- Building Area: 165.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Single carport









4 ABBOTT AVENUE,
MIDDLETON

Permanent Rental Appraisal

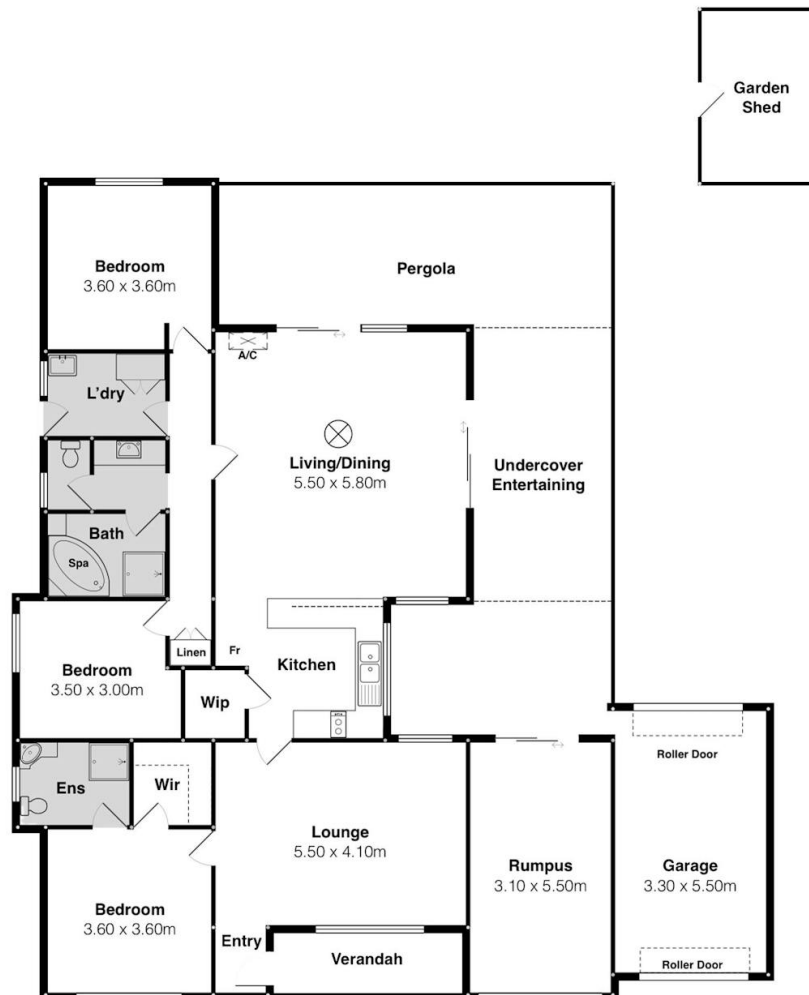
- Are you looking to invest?
- Your home is our priority

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 24B 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.



4 Abbott Ave, Middleton

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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