



## 6 Brooks Drive, COWELL, SA 5602

GRAB IT NOW, TOMORROW IT MIGHT BE GONE.

Located adjacent the local sporting facilities and only a short walk to the main street, this solid 3-bedroom brick veneer house is the ideal place to call 'home'.

Both the front and backyard come with established and easy to maintain landscapes, while the later provides a space for adults to relax and entertain, multi-level lawn sections for the kids to actively play, or even an enclosed yard for your pet's safety.

From the front door, you can easily access the lounge room which comes with a split system air-conditioning unit for comfort and large windows that provide natural light. The back sliding door leads you to the dining area, which is the center piece that joins the lounge and kitchen.

The recently renovated and modernised kitchen comes with a breakfast bar, island bench that features an electric stove and oven with stylish rangehood, excellent cupboard and draw storage space, and sink and dishwasher that is well positioned in front of the back window. A standout feature is the large pantry that adjoins the kitchen and has space for an extra fridge or freezer.

**TYPE:** Sold

**INTERNET ID:** 300P69686

**SALE DETAILS**

**\$340,000**

**CONTACT DETAILS**

**CLEVE / COWELL**

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

**Nick Schumann**

0428 383 833

On the right wing of the house are the 3 bedrooms, all of reasonable size, and feature ceiling fans and windows with external shutters. The master bedroom, with a split system air-conditioning unit and built-in-robe, also has private access to the bathroom. The other 2 bedrooms are conveniently positioned close by and can also easily access the bathroom.

The bathroom has an individual bath and shower on either side, while the toilet and hand basin are positioned in separate sections.

An approx. 6m x 15m concreted shed with power and lights provides excellent storage and workshop space. Well positioned on the block, access can be via the driveway and front sliding doors or also from the backyard. The installed solar panels and 5.5kW system provides financial relief to electrical charges. The property is complete and well presented with high quality boundary fences.

Recognised nationally for the Franklin Harbour, oysters, blue-swimmer crabs, and an excellent array of fish stocks, Cowell also now boasts a state of the art aquatic park that is nearing opening. The open ocean, perfect for water activities, runs south of the township with popular places such as Port Gibbon and Poverty Beach, while north of the town is Lucky Bay which also features a ferry connecting the Eyre Peninsula and Yorke Peninsula.

Local employment is endless and new opportunities continue to increase locally and in nearby communities. Aquaculture and agriculture industry are always in high demand of new workers, while a bus service that runs from Cowell to Iron Knob provides the opportunity for mining skills and experiences to be utilised.

Are you looking for a sea change, or seeking employment or new industry opportunities? Maybe looking an investing in a high rental demand area? Make the popular township of Cowell and 6 Brooks Drive home to you! Grab it now and call Nick 0428 383 833 for an inspection, or tomorrow it might be gone.

Private Inspections available with agent booking.

Other features: Carpeted, Close to Shops, Openable Windows

- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport









