



## 7 Cane Avenue, ARDROSSAN, SA 5571

### A Great Presentation Awaits

#### Owner Occupier or Investment Opportunity ?

Plenty of room in this 2011 built home offering 3 bed, 2 bath (ensuite & WIR to master) with formal entry, laundry and an open plan lounge / kitchen to the rear accessing the rear deck. Gas stove & HW with split system A/C. Rainwater plumbed to toilets. Double carport with motorized roller door. Side access is available for vehicles / boats / caravans.

A good street appeal with any easy care yard that you can design to suit your needs with plenty of room for a shed.

A sought after market for retirees, families and first home owners alike - and this property will tick boxes for many.

Other features: Carpeted, Close to Schools, Close to Shops

- Land Area 629.00 square metres
- Bedrooms: 3

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:** Sold

**INTERNET ID:** 61P1094

**SALE DETAILS**

**Under Contract**

**CONTACT DETAILS**

**Elders Real Estate Yorke Peninsula**

The Grainstore, 5 Main Street

Port Vincent, SA

08 8853 7018

**Matt Easter**

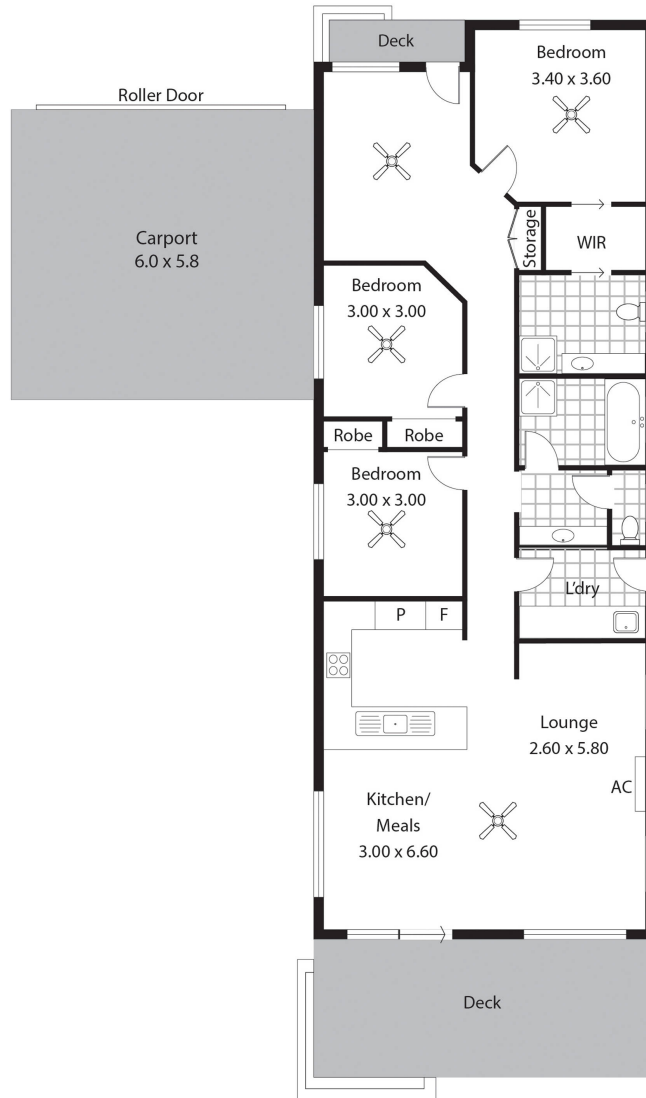
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- Bathrooms: 2
- Double carport









Living:	162.69sqm
Entertainment:	40.80sqm
Deck:	38.40sqm
Total:	241.89 sqm

This Drawing is for illustration purposes only.  
 All measurements are internal and approximate.  
 Details intended to be relied upon should be  
 independently verified.  
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**Yorke Peninsula**