



16 Active Road, PORT JULIA, SA 5580

Fantastic Views – 100m from the Jetty and Boat Ramp

Location is everything, and this property delivers an A+ position where you will experience fantastic sea views from inside and outside the home and are within an easy walk down to cast a line off the jetty or to let the dog have a run along the foreshore.

Some may call it a shack, others a functional seaside home – either way, this solid brick property in a great spot will cater for the needs of a very broad buyer profile. Thoughtfully presented with some modern updates, it offers 3 bedroom, 1 bathroom layout featuring an open-plan kitchen and lounge. The kitchen has been upgraded from original and the bathroom has undergone a recent renovation.

A standout feature is the large, well-maintained deck – the perfect spot to greet the morning sun rising over the water, or to unwind in the afternoon with fresh seafood caught just metres from your door. Crabs, squid, whiting and more – Port Julia is typically renowned for its productive fishing.

The single bay shed accommodates a medium-sized boat, and there's room to place another larger shed if needed (STCC).

TYPE: For Sale

INTERNET ID: 61P1337

SALE DETAILS

**EOI Closing 18.8.25
USP**

CONTACT DETAILS

Elders Real Estate Yorke Peninsula

The Grainstore, 5 Main Street

Port Vincent, SA
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Just approx. 110 minutes from Adelaide and 10 minutes north of Port Vincent this is a neat and versatile coastal package.

For Sale via Expression of Interest closing midday Tues 18 August ## Unless Sold Prior.

Other features: Ocean Views, Window Treatments

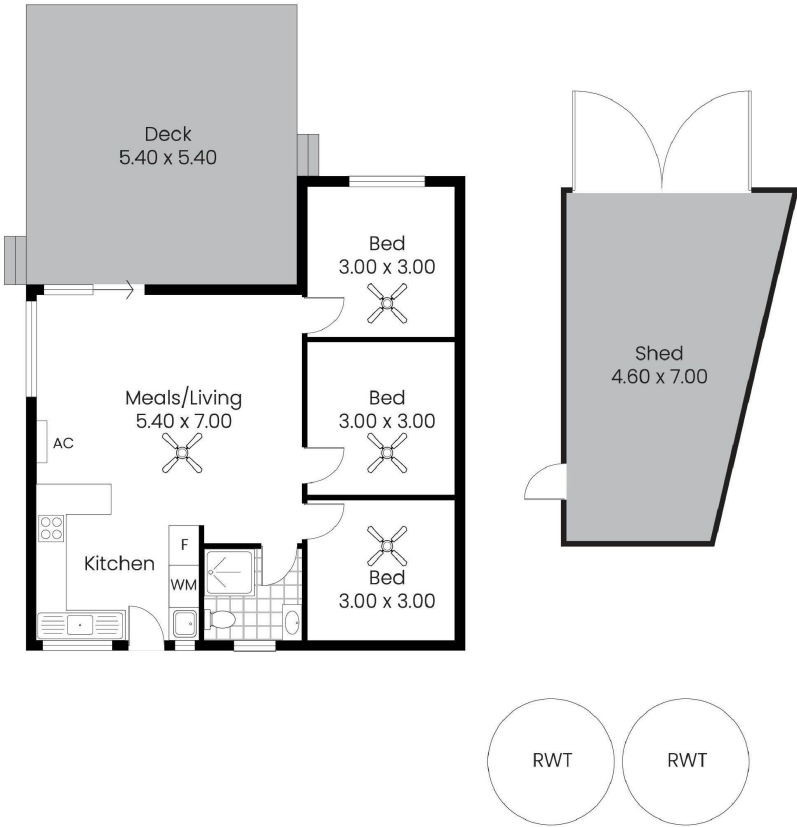
- Land Area 766.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage











Living:	67.59sqm
Shed:	32.20sqm
Pool:	20.10sqm

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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