



## 4 Douglas Court, TIDDY WIDDY BEACH, SA 5571

### Downsize or Holiday - Nice Shed

Peaceful coastal locality within a stones throw of Ardrossan. Culdesac position with minimal traffic.

This well presented early 2000s built transportable home has only had one owner and would be perfectly suited to a downsizing couple or holiday maker.

Layout offers 3 bedrooms, 1 bathroom, laundry and open kitchen / living. Plenty of covered decking for outdoor entertaining.

Quality shed offers good clearance, motorised door, concrete floor, and power. Rear yard is fenced for pets with low maintenance gravel driveway.

Rainwater and solar panels will assist combatting utility costs.

A great package at a very popular price point. OFFERED FURNISHED

**TYPE:** For Sale  
**INTERNET ID:** 61P1348  
**SALE DETAILS**  
**\$440k - \$455k**  
**CONTACT DETAILS**  
**Elders Real Estate Yorke Peninsula**  
The Grainstore, 5 Main Street  
Port Vincent, SA  
08 8853 7018  
**Matt Easter**  
0409 011 212

- Land Area 800.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage









Living:	73.42sqm
Shed:	42.00sqm
Deck:	54.00sqm
Total:	169.42 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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