



## 2 Esplanade , ARDROSSAN, SA 5571

### Blue Ribbon Esplanade Home

For the first time in 22 years, this much-loved family home is now offered to the open market – an exceptional chance to secure a true legacy property.

Positioned on a huge 1,493sqm block with both front and rear access, the setting is nothing short of exceptional – ocean and jetty views, a short stroll along the clifftop into the main street and all the yard space you'll ever need.

The home is solid and spacious, offering 4 bedrooms, 2 bathrooms, 2 lounge rooms with bar area, kitchen, laundry with toilet and a 2 car garage. Step outside and you'll love the expansive all-weather patio, perfect for entertaining with family and friends no matter the season.

Comfort and convenience are covered with ducted reverse cycle A/C plus split system, rainwater plumbed to the home, and solar hot water with electric boost.

Out the back, there's more than enough shedding for all the toys – a 9m x 9m shed with rear access, a large garden/tool shed, shade enclosures and even a chicken coop. The grounds are equally impressive with lush Tif Tuf lawns, fruit trees, and veggie

**TYPE:** For Sale

**INTERNET ID:** 61P1358

**SALE DETAILS**

**\$1.2M**

**CONTACT DETAILS**

**Elders Real Estate Yorke Peninsula**

The Grainstore, 5 Main Street  
Port Vincent, SA  
08 8853 7018

**Matt Easter**  
0409 011 212

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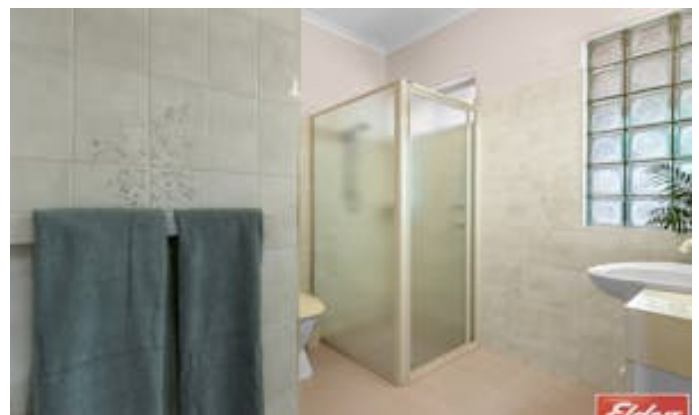
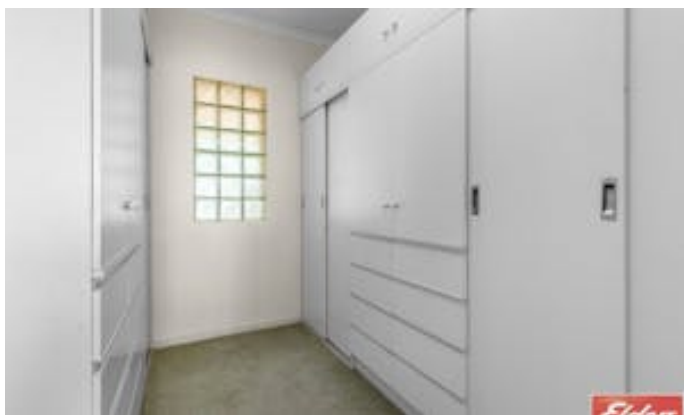
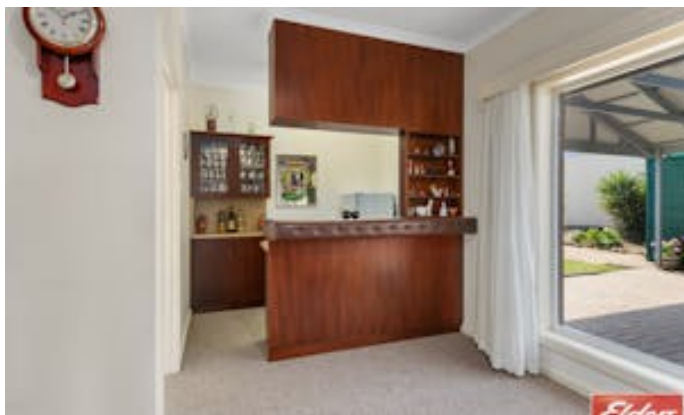
garden areas ready to revive.

Offered furnished if desired, this property has all the hallmarks of a generational holding  
## whether as a permanent residence, high-end holiday escape or premium investment.

- Land Area 1,493.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- 5 car garage















Living:	185.81sqm
Verandah/Shaded:	54.61sqm
Carport/Garage:	37.76sqm
Shed/Green House:	143.03sqm
Porch/Alfresco:	50.97sqm
Total:	472.18sqm

This drawing is for illustration purposes only.  
All measurements are internal and approximate.  
Details intended to be relied upon should be  
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