



## FOR SALE

### PRIME WATERFRONT ALLOTMENT IN NEED OF A LITTLE LOVE PRICE REDUCED \$365,000.

Arguably one of the best positioned waterfront properties in Ceduna!

The property is located adjacent the Encounter Coastal Trail, with beach access only 100 metres from your front door and the town boat ramp is only a few minutes drive away.

This large corner allotment of 1037m2 approx has amazing uninterrupted north facing ocean views, a functional floorplan with plenty of space for the entire family, and development opportunity subject to Council Consent and all relevant approvals.

The property features 2/3 bedrooms (main with large ensuite and WIR), spacious open plan lounge/living area, picture windows offering stunning ocean views, slate floors and a cosy combustion wood heater, split system air conditioning and large main bathroom with great storage cupboards.

There is undercover off street parking (carport), with potential for dual access driveways.

Currently tenanted at \$350/week.

Be quick and don't miss this opportunity!

Contact Travis Barber @ Streaky Bay Realty on 0421 925 005.

RLA 269823

3 BED | 2 BATH | 1 CAR

PRICE:  
\$365,000

OPEN FOR INSPECTION:  
N/A



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