



**SOLD**

## READY FOR THE PERFECT SEA CHANGE.

The pictures don't lie, what a fantastic location nestled in the popular seaside town of Pelican Point.

Located on the Limestone Coast and a short 20-minute drive from the beautiful city of Mount Gambier, giving the new owner the benefits of all the amenities of South Australia's second largest city. Surrounded by the best fishing grounds, with reefs only a stone's throw away, you can grab a famous Southern rock lobster or a variety of the best line fish.

This 2-storey home has all the room for family and friends to enjoy the summer months, creating memories of a lifetime.

Downstairs you enter a lounge family room with 4 good size bedrooms leading to this area all with built in robes.

A well-appointed bathroom and laundry complement the bottom floor.

Up the stairs and you are instantly drawn to the amazing unrestricted views of the Pelican Point Bay.

The views are stunning and watching the ocean liners cruise along in the distance is the perfect way to chill out from the world.

Open kitchen meals, family area is just the best spot to enjoy with family and friends. Sliding doors lead to a deck that goes the length of the home, what a spot to enjoy a drink, on those hot summer months. A classing kitchen with step in pantry, breakfast bar, stainless steel appliances and double draw dishwasher.

The main bedroom again has stunning views and a walk-in robe and ensuite gives the owner that bit of luxury.

Two Split system air conditioners cater for the 2 levels of the home.

A large garage at the rear of the property has been converted into a living area with its own kitchen, bathroom and two rooms that could cater for more family and friends.

A perfect spot to cook up the catch of the day and tell the stories of the one that got away.

Right across the road is beach access and there are plenty of spots to launch your boat with Carpenters Rocks less than 2 km away.

There is a lock up garage and carport, plus side access giving room for boats and caravans.

32,000 litres of rainwater supply the house and 16 Panel 4 Kw solar panels keep the bills at bay.

What an opportunity to create a lifestyle only a few can enjoy.

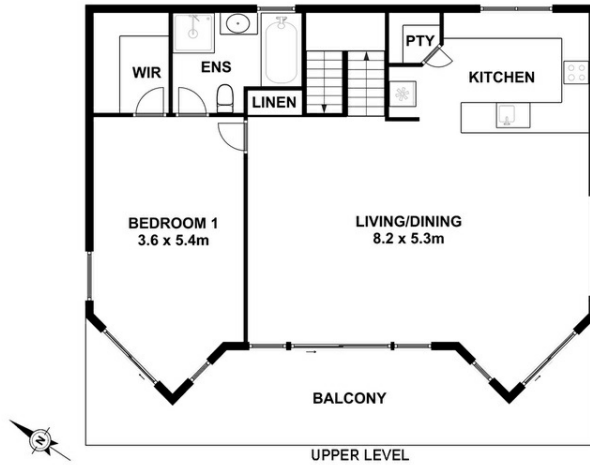
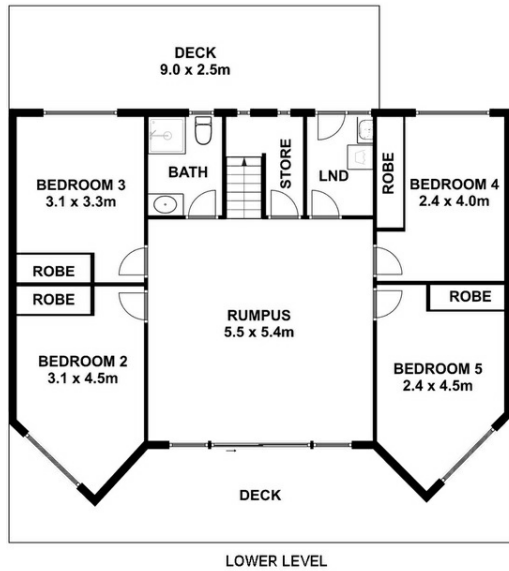
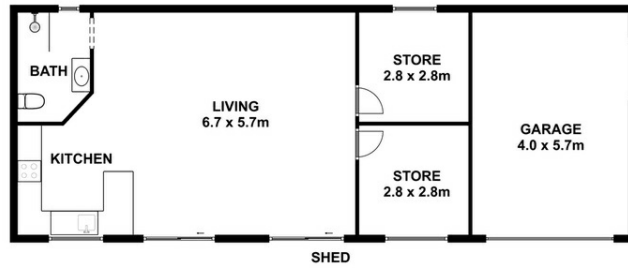
**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$645,000

**OPEN FOR INSPECTION:**  
N/A



**Peter Dempsey**  
**0418854393**  
peterdempsey@atrealty.com.au  
[peterdempseyatrealty.com](http://peterdempseyatrealty.com)  
RLA: 269823



Living :	193 SQ.M
Deck :	73 SQ.M
Shed :	89 SQ.M
<b>TOTAL AREA :</b>	<b>355 SQ.M</b>

This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.