



# FOR SALE

## A REAL ENTERTAINER - DELIGHTFUL HOME – SOLAR – LARGE SHEDDING

This is a lovely home to Retire or Bring up a Family, in a quaint country town only 90 minutes drive from Adelaide. Situated on St Vincent Gulf and the town has many features including:

- Crabbing and Fishing
- Local School bus to Ardrossan R to 12 school (18 Kilometres)
- Caravan Park
- Conservation Park and important Bird Area
- Mangrove Causeway

The house is over 225 square metres in size including Verandah and Front Porch

Original Lounge Room of 15 Square metres

Added Rumpus Room of around 50 square metres

3 bedrooms all with built in robes

Good storage cupboards in hallway

Kitchen with plenty of cupboard space plus Dishwasher.

Verandah 10metres x 7 metres (plus 4 metres x 3 meters)

Secure carparking for 4 in shed and 3 under carport

Bathroom with Bath and toilet

Separate Toilet

Rainwater tanks x 4

Solar Panels on House and Shed

Shed 12 x 6 with separate room of 18 square metres at rear

Lovely gardens with Lemon / Peach and Loquat trees

RLA 269823

3 BED | 1 BATH | 0 CAR

### PRICE:

EXPRESSION OF INTEREST BY  
30/11/2024 UNLESS SOLD P

### OPEN FOR INSPECTION:

N/A



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