



## FOR SALE

### WATERFRONT ESCAPE – RUSTIC COASTAL CHARM AT PERLUBIE BEACH!

Discover your own slice of coastal paradise in the peaceful seaside township of Perlubie on South Australia's stunning Eyre Peninsula.

This absolute waterfront haven offers a rare opportunity to secure a private and serene lifestyle, with the ocean at your doorstep.

Brimming with rustic charm and character, this unique home invites you to slow down and soak in the beauty of its pristine surroundings. Step out your front door and wander down to the sand, cast a line from the beach, or simply enjoy the ever-changing coastal scenery that makes this location so special.

The home itself is spacious and welcoming, featuring 3-4 bedrooms plus 2 bathrooms—perfect for families, holidaymakers or those seeking a relaxing retreat. At its heart lies a warm and inviting living area, complete with a stunning pavilion ceiling, a slow combustion wood fire and split system air conditioning for year-round comfort. Large picture windows frame breathtaking ocean views from multiple angles, filling the home with natural light.

The well-appointed kitchen is designed for both functionality and entertaining, boasting an oversized oven and cooktop along with a generous walk-in pantry.

Outdoor living is where this property truly shines. An ocean-facing deck provides the ultimate space for hosting family and friends, all while enjoying panoramic views that are simply sensational. For those winter days there is an enclosed patio offering a cosy and private alternative, complete with its own deck and BBQ area—doubling as a second living space or a secure area for kids to play.

Additional features include:

- Expansive deck areas designed to capture the coastal outlook
- Large shed with ample room for your boat, caravan, and vehicles
- Plenty of space for family and guests
- Prime position right on the water's edge
- 7 x 15m shed with attached 4 x 3m workshop (approx)

4 BED | 2 BATH | 4 CAR

PRICE:  
\$970,000

OPEN FOR INSPECTION:  
N/A



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