

**10 James Well Road, James Well, SA 5571**



**House For Sale**

Friday, 29 March 2024

10 James Well Road, James Well, SA 5571

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 680 m2**

**Type: House**



Matt Easter  
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## Expression of Interest

This coastal retreat offers breathtaking views from its hilltop location, just 90 minutes from the city and a short 3-minute drive to the Ardrossan township for essential services. The property features a 3 bedroom, 1 bathroom layout with an open-plan kitchen, meals and lounge area. Enjoy both sunrise over the water and sunset over farmland from the front and rear decks, offering a dynamic landscape that changes with the seasons. Recently upgraded, this well-loved holiday home offers a high standard of accommodation boasting a renovated kitchen and bathroom, a new roof, hybrid flooring and fresh paintwork. The subfloor provides ample storage space and potential for other uses, eg. teenagers retreat... appealing to those with creativity and handy skills. Additional features include a boat shed and a low-maintenance gravel yard. Located near boat ramps at both Rogues Point and Ardrossan, the area is renowned for productive crabbing (a five minute walk to the beach) and offers opportunities for fishing squid, garfish and whiting. This fantastic property is offered fully furnished and is available for sale via Expression of Interest closing midday 23 April 2024 - Unless Sold Prior.