

# 119 Sea Parade, Port Macdonnell, SA 5291

## House For Sale

Saturday, 9 December 2023



119 Sea Parade, Port Macdonnell, SA 5291

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 590 m2**

**Type: House**



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**E.O.I by 05/01/2024 at 12pm (if not sold prior)**

In the realm of real estate, opportunities like these are as rare as they come. Nestled in the thriving community of Port MacDonnell and positioned on the Sea Parade, location is impossible to beat! Offering unrestricted sea views this coastal retreat with fresh paints and some modern updates throughout becomes the ideal family holiday home or the perfect Air Bnb investment. However you choose to use the property you have gained something very special. Picture this – mesmerising soulful ocean views from your living area, sandy toes, sunset and sunrise beachfront walks, convenience of the assortment of eateries and stores and just a hop, skip and jump from the boat ramp, you'll have your bags packed in no time ready to go! The seaside property comprises of three delightful bedrooms, 2 which have built-in robes while the main bedroom is spoilt with sweeping sea views. The open plan living area is the heart of the home and offers unrestricted ocean views. The renovated kitchen is a real delight featuring sleek stone benchtops and modern appliances including dishwasher, electric cooktop, under bench oven, plenty of storage cupboards and island bench that overlooks the meals and living space. Enjoy all year-round comfort with the reverse cycle split system, this home ensures there is comfort no matter what the season. The main bathroom reflects modern luxury having been updated throughout. There is a separate shower recess, bath and vanity. The toilet is also separate. Moving outside, nestled in the backyard is the impressive 3 bay shed with roller doors, concrete flooring, lighting, power plus houses the convenience of laundry area and additional toilet and shower. Invite the entire family over for summer holiday – you'll be sure to make lasting lifetime memories. To complete the ultimate seaside package, enjoy the advantages of a rain water tank plumbed to the house and 20 solar panels ensuring living costs are kept at bay. The true magic of this property lies in its ability to make you forget the outside world as you get lost in the sea views. Whether it's a sunrise cup of coffee or sunset with a glass of wine each moment becomes a spectacle. This coastal retreat is more than just a residence it presents the perfect seaside lifestyle. Don't miss this opportunity to make seafront living yours and create a lifetime of memories in this wonderful coastal town. In conjunction with Gebhardt's Real Estate Extra Information: Council Rates / TBASA Water Supply Charge / \$74.20 p/qtr Emergency Services Levy / \$TBABuild Year / 1975 Land Size / 590m<sup>2</sup> Council / District Council of Grant Zoning / Neighbourhood Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.