

**12 Old Honiton Road, Edithburgh, SA 5583**



**Sold House**

Saturday, 12 August 2023

12 Old Honiton Road, Edithburgh, SA 5583

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 704 m<sup>2</sup>

Type: House

## Contact agent

Ideally Located is this well presented timber frame home with all the comforts required for easy seaside living or holiday home at the sea .Functional open plan kitchen/dine/living area with new reverse cycle air conditioning.Spacious Main bedroom with walk in robe and 2nd bedroom with built in robes. Both with carpet.Optional Family room or possible 3rd Bedroom at the rear of the home, opening from open plan area with r/c air conditioning and easy care vinyl floor.Renovated bathroom with shower, vanity and toilet ideal for disabled or aged. Separate laundry and access to rear verandahSolar Hot Water and 12 Solar panels to assist with keeping costs to a minimum.Rainwater is plumbed through the home plus mains supply to property. Allotment size 704m2.Fully fenced low maintenance yard, complete with an easily accessible 20' x 20' x 7'6" door clearance garage with concrete and power.This property has recently been painted internally, roller shutters on all front windows, rear ramp for easy access into the homeHurry to secure this terrific holiday home to relax, explore the attractions or just go fishingApproximately 700m to seafront and walking trail to Coobowie & EdithburghEnjoy all that Edithburgh has to offer, terrific jetty fishing & great all weather boat ramp facilitiesInspection Highly recommended - Nothing needs to be done!Relax....That's What Weekends Are For!!!