

**12 Para Avenue, Cape Jervis, SA 5204**



**House For Sale**

Friday, 3 May 2024

**12 Para Avenue, Cape Jervis, SA 5204**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 947 m2**

**Type: House**



Joanne Oertel

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**\$370,000 to \$395,000**

This coastal property has oodles of rustic charm and would make a fabulous family fishing shack or perhaps your next project, as an affordable retirement option - with the plan of living 'the simple life' in the near future. Just a scenic 90-minute drive south of Adelaide on the Fleurieu Peninsula, Cape Jervis and its surrounds has some of the most incredible views and spectacular coastlines, together with hidden beaches and fabulous walking trails. With stunning Morgans Beach nearby, the Kangaroo Island ferry terminal & public boat ramp, Heysen Trail & Deep Creek National Park, Cape Jervis is a great spot to base yourself for family holidays, or maybe just a simpler way of life outside of the hustle and bustle of the city. Whilst in need of a little love and attention - this home has solid foundations, having been built by a tradie/tiler some 40 years ago. Downstairs consists of a large open living area, separate dining room, kitchen, main bedroom and laundry/bathroom. Upstairs is another living area, two good-sized bedrooms and a picturesque deck with views across to Kangaroo Island. Set on a large 947sqm block - the property includes a large carport area and shed; rainwater tanks and easy care grounds. If you're looking for the simple life or a family shack - this property is definitely worthy of your inspection. The furniture can remain in place, or the current owners can remove everything on your behalf - the choice is yours. Don't delay! Call Jo-anne today on 0419 502 297 to arrange an inspection. Disclaimer: All information provided has been obtained from sources we believe to be reliable; however, we cannot guarantee the accuracy and no warranty or representation is given or made as to the correctness of the information supplied. Further, we do not guarantee the accuracy of measurements, including, but not limited to, floor plans and land size. Neither the owners nor the agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations and obtain their own professional advice. All development inquiries and site requirements should be directed to the local government authority. All inclusions and exclusions must be confirmed in the Contract of Sale. RAY WHITE NORMANVILLE - RLA 199 522