

**13 Clayton Street, Clayton Bay, SA 5256**



**Sold House**

Monday, 14 August 2023

13 Clayton Street, Clayton Bay, SA 5256

**Bedrooms: 2**

**Bathrooms: 1**

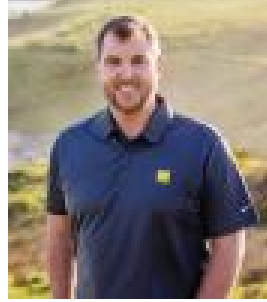
**Parkings: 6**

**Area: 1554 m2**

**Type: House**



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**\$485,000**

Upon arrival the street appeal is formidable with the full-length bullnose verandah, combined brick and stone features and chunky solid timber door. Originally built in approximately 1991 this lady of the Bay welcomes you into her large entry foyer with solid timber floors that leads through to the separate front living room with gorgeous cathedral ceilings, chunky timber windows, ceiling fan and SSRC Air Conditioning plus gas point for heater connection. Freshly painted. New lights. A beautiful versatile and spacious room. Step down from the passage out to the family and kitchen area. Complete with the continuation of those stunning timber floors and gorgeous light filled windows overlooking the side entertaining area. Soaking up the sun and bringing warmth into this "pretty as a picture" room that is also complete with a new combustion fire to keep you cosy. Alongside the newly completed kitchen is finished to showcase the charm of this home with glass splashback, gas cooktop, electric oven, pantry and overhead cupboards. All overlooking the yards through those beautiful timber windows. 2 large bedrooms, both with the timber flooring and Built in Robes. Main to the front of the home sharing access to the stunning new bathroom with shower, bath, vanity and toilet. Convenient laundry alongside, also upgraded. Step outside via the lovely French doors off the family room to the side undercover bullnose verandah running along the full length of the home offering a great area for alfresco entertaining and family enjoyment. Lovely private rear yard with plenty of room for everyone to enjoy, even the chooks will love their grand nesting area of the old water tank converted for them! Vege gardens, shrubs, trees and more. A large shed with a good sized workshop at the rear, perfect for the handy man/woman of the home.

- Built approx. 1991 with many recent upgrades
- Lovely open living and family rooms
- Brand new Kitchen, Bathroom & Laundry
- Freshly painted throughout
- 2 large bedrooms, both with BIR's
- Mains Water. Septic System with upgraded soakage pit
- Gas Hotwater System
- 2 full length bullnose verandahs
- Large workshop / garage
- Allotment approx. 1554sqm

Set in the quaint little township of Clayton Bay, where you are surrounded by the glorious Murray River offering safe sheltered waters, boat ramps & mooring sites. Just a 25 minute drive to either Goolwa or Strathalbyn townships and just over an hour to Adelaide. Home is where the heart is and this little lady is full of heart and soul. Prepare to fall in love! See you at the open inspection. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor RLA298101 will not accept any responsibility should any details prove to be incomplete or incorrect.