

**13A Tiddy Widdy Road, Ardrossan, SA 5571**



**House For Sale**

Thursday, 21 March 2024

13A Tiddy Widdy Road, Ardrossan, SA 5571

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 1485 m2**

**Type: House**



Scott Bockmann  
0427519628

**\$400,000 to \$420,000**

Nestled just a 5-minute stroll away from the main street shopping, picturesque jetty, cafes and bakery, this property offers an idyllic blend of convenience and tranquility, perfect for those who relish ample space and neighbours not within touching distance. Spread across an expansive 1485m<sup>2</sup> allotment, this residence presents an enticing opportunity to expand, with potential for additional shedding (subject to council approval) ideal for housing a boat and caravan, alongside abundant space for cultivating fruit trees and creating lush gardens for the avid gardener. Boasting 3 bedrooms, including 2 adorned with built-in robes, and a master retreat featuring a walk-in robe and air conditioning, this home exudes comfort and functionality. The recently renovated kitchen, complete with a walk-in pantry, sets the stage for culinary delights, while the dining area, complemented by reverse cycle air conditioning and access to the rear deck through sliding glass doors, offers an inviting space for gatherings. Relax in the lounge or unwind by the new slow combustion heater, creating a cozy ambiance on chilly evenings. A well-appointed bathroom, laundry, and separate toilet cater to practical needs. The double garage, equipped with an attached carport, presents ample space for vehicles, while its partially lined interior lends itself to a versatile "man cave" or "she shed" concept. Additional storage is provided by a woodshed and garden shed, ensuring organizational ease. Enhancing sustainability, a substantial 20,000-litre rainwater storage system caters to garden irrigation needs and offers the potential for home plumbing integration. Noteworthy recent upgrades include a 6.6kWh solar system and a remarkable 13.5kWh Tesla solar battery storage system, alongside convenient front and rear ramp access, catering to modern energy needs and accessibility requirements. To seize the opportunity to experience the exceptional value this property offers, don't hesitate to contact Scott Bockmann at our Ray White Yorke Peninsula Ardrossan office on 0427 519 628 today. Your dream home awaits!