

16 Petrel Avenue, Encounter Bay, SA 5211

House For Sale

Thursday, 23 November 2023



16 Petrel Avenue, Encounter Bay, SA 5211

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 903 m2

Type: House



Daniel Stock
0499917266



Ben Heaslip
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Guide: \$575,000

AUCTION: Saturday 9th December 2023 @ 11am Onsite 'BLARNEY COTTAGE' Nestled on a spacious 903m² allotment in the highly coveted flat area of Encounter Bay, 16 Petrel Avenue boasts a charming cottage with immense development or subdivision potential. This property is strategically located just one street back from the picturesque Franklin Parade, offering a perfect blend of tranquility and convenience which presents a unique chance to invest in both the present and the future. The cottage, adorned with its unique character, offers a warm and inviting ambiance. Step inside to discover a cozy interior featuring; ~ Living area with A/C & electric heater with offset formal dining~ Kitchen with French doors leading to outdoor setting & ample bench space + storage~ 2 generously sized bedrooms~ Bathroom with shower bath, w.c & sink~ Laundry with access out to rear pergola~ Covered outdoor entertaining area on the rear deck The sprawling 903m² allotment is filled with gorgeous greenery to give you a sense of freedom & peacefulness. Single car carport leads you to 4.5m x 7.5m high clearance shed with concrete floor, ideal for boat or caravan storage. With a 20m frontage (approx.) the seaside potential is endless. With the chance to rebuild your dream home, subdivide & develop (STPC) or keep as is and enjoy on a part time or full time basis. *Property is being sold on a Walk In/Walk Out basis excluding personal items listed in the 'Contract of Sale' *Being one street back from Encounter Bay foreshore, enjoy the coastal lifestyle with walking track/ bikeway along esplanade connecting from The Bluff to Victor Harbor township & popular eateries such as Eat @ Whalers, Beachouse Cafe and Yilki Store close by. Just a short 5-minute drive from central Victor precinct for shopping, general services and schooling. For more information/ inspection times contact; Daniel Stock 0499917266 | Ben Heaslip 0439860891 **Form 1 is available at South Coast Realty office 39 Crozier Road, Victor Harbor three days prior to Auction date and 30 minutes onsite prior to Auction commencing. **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. South Coast Realty will not accept any responsibility should any details prove to be incomplete or incorrect.