

23 Jetty Road, Largs Bay, SA 5016

House For Sale

Friday, 17 November 2023

23 Jetty Road, Largs Bay, SA 5016

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 821 m2

Type: House



Kate Smith

0419183371



Gypsy Black

0437437811

Auction Sat 9th December 11am Onsite USP

The value is obvious. A charming character house with a unique twist - a seamlessly integrated shop space, all nestled just a stone's throw away from the sandy shores of Largs Bay. This distinctive property offers a harmonious blend of residential comfort and entrepreneurial opportunity, making it an ideal haven for those seeking a coastal lifestyle with a touch of business flair. A versatile Jetty Road facing shop space, perfect for turning your entrepreneurial dreams into reality. Offering a large shopfront and two rear office spaces, completed fitted out with quality fixtures and fittings throughout. Imagine the convenience of having your own business just steps away from the comfort of your home, offering endless possibilities for creative ventures. Beyond the shop front, step through the front door and note the high ceilings, 3 double bedrooms, a contemporary kitchen incorporates wood benchtops, decorative splashback, quality appliances, farmhouse sink, and ample storage. Dinner dutifully served in the formal dining area, while all leading to the lounge extension, complete with built-in entertainment centre and a wall of north facing glass sliding doors. Outside, the generous allotment provides plenty of room for children to play or enjoy outdoor dining and relaxation with two entertaining areas. The low-maintenance landscaping is perfect for those who want to enjoy the outdoors without the upkeep. As its address suggests, all eyes will be on Jetty Road's perks: all-day brunch at local cafes, a nightcap at the Largs Peir, the Port River, and the family-friendly parks, playgrounds, and coastal trails that'll coax you to the Esplanade... You'll love:

- C1925 bungalow on 821sqm allotment
- Self contained 58sqm shop with office
- Rear house of 169sqm
- Renovated kitchen and bathroom
- Near new rear extension
- Period details throughout
- High end fixtures and fittings
- Ducted A/C
- Split system to shopfront
- An abundance of off street parking

*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. *Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. *The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043