

**251 Esplanade, Coffin Bay, SA 5607**

**Raine&Horne.**

**House For Sale**

Wednesday, 10 April 2024

251 Esplanade, Coffin Bay, SA 5607

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 781 m2**

**Type: House**



Mike Bowyer  
0428854020



Shannon Plummer  
0886825666

## EOI 07/05/24 (USP)

251 Esplanade is just perfect if you're looking to secure a property for your family, to enjoy all of the activities that being close to the sea, and channel, in beautiful Coffin Bay boasts. Enjoy a morning coffee while watching the endless collection of oyster and fishing boats heading out to hunt and gather. You'll certainly know if the conditions are good and being only a short drive to the boat ramp, it won't take long to join the gatherers. The home has been constructed with brick on the ground level and lends itself to an extension of the second storey if, in the future, you wish to capitalise on the great views up the channel from the second level. Downstairs is the living, with the kitchen and dining offering views to the sea, while a separate lounge is nice for a bit of peace and quiet, also with views. The only bedroom downstairs has a ceiling fan and almost new carpet. Stairs to the second level are just outside the back door and are covered for all weather protection. It's another independent living space up here, with 2 bedrooms, shower, toilet and vanity, as well as a small kitchenette with sink and spacious benchtop. The land measures 780m<sup>2</sup>, and with the house being built close to the Esplanade, the backyard is spacious and comes with a good shed. Keep your boat under cover with an excellent drive through bay with a rolladour. This excellent holiday home certainly has great views right up to Dutton Heads, is just across the road from the very popular Oyster Walk and will attract a lot of attention for those looking for Esplanade properties. Being offered for sale by expressions of interest, closing at the end of business on the 7th of May 2024 (USP) . Give Mike a call on 0428 854 020 to organise an inspection and discuss the expected price range.