

# 253A Pelican Point Road, Pelican Point, SA, 5291

## Sold House

Wednesday, 26 July 2023



253A Pelican Point Road, Pelican Point, SA, 5291

**Bedrooms: 3**

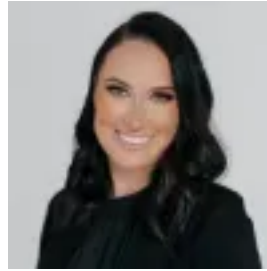
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Bianca Taylor  
0887077224



Imogene Krieger  
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## Seafrontage Location

Welcome to 253A Pelican Point Road, Pelican Point - A unique opportunity to enter into the seaside property market.

On offer is this 3 bedroom Blue Lake home with open plan living encompassing uninterrupted sea views on a great size allotment with shedding, the ideal place for easy seaside living.

Located on a 1090m<sup>2</sup> allotment you will appreciate the functional floorplan and the home being heated by the slow combustion fire, keeping you cosy in Winter.

The kitchen encompasses electric oven, updated tapware in the kitchen and breakfast bar. 2 of the 3 bedrooms contain built-in robes and are centrally located to the bathroom. The bathroom features bath, walk in shower and vanity with separate toilet for convenience.

There is no doubt you will love the sea views all year round from the open plan living at the front of the home or from the front decking enjoying a platter and wine.

Outside the home is completed with an easily accessible 8m x 6m shed with electric roller doors, concrete flooring and power plus additional storage shedding. In the rear yard you'll find 2 rainwater tanks of approx. 23,000L each supplying water to the home, bore and pump and veggie patch. Enjoy the benefits of 18 solar panels on a 4.5kW system.

### Additional Information:

Land Size: Approx 1090m<sup>2</sup>

Building Size: Approx 75m<sup>2</sup>

Council Rates: Approx \$231 per quarter

Emergency Services Levy: Approx \$60.75 per annum

Age of Building: 1997

Rental Appraisal: Approx \$260 - \$280 Per Week