

26 Carfax Street, Port Elliot, SA 5212



House For Sale

Monday, 22 January 2024

26 Carfax Street, Port Elliot, SA 5212

Bedrooms: 3

Bathrooms: 1

Area: 750 m2

Type: House



Philip Dodd

AUCTION - 23/02/2024 at 12 noon

Situated on the coast side of the main road and just 300m approx to the surf at Boomer Beach, 26 Carfax Street offers a rare and affordable opportunity to secure ownership in the main Port Elliot township. On a level residential allotment of some 750m² this 3 bedroom brick construction home would respond well to tradie or "handyman" upgrading. Within walking distance to popular beaches, established reserves, and local shopping the residential improvements could suit a rental investor, first home buyer or for holiday living. Features Include:

- Open plan living area with adjoining kitchen.
- Three bedrooms for family accommodation
- Bathroom with spa bath installed
- Separate toilet and separate laundry
- Garage under the main roof with roller door
- Front verandah and fencing to roadside
- Separate garage/workshop area at rear of home plus garden shed
- Paved pergola courtyard
- Fenced rear yard with established lawns and gardens

With electrical appliances including stove and hot water service plus NBN connection available and slow combustion wood heater. This residential property has been unoccupied for some time and no warranty is implied or given that appliances are all in standard working condition. Inspection by prior arrangement with the selling agent and appointed Auctioneers is highly recommended to buyers looking to secure a residence in Beachside Port Elliot. For most definite sale by public auction to be conducted on the property. For further property details contact Sole Selling Agents Dodd and Page Pty Ltd Members of the Real Estate Institute of South Australia Since 1922 RLA 1381Dodd and Page Port Elliot office: 08 8554 2029 Philip Dodd: 0409 094 202

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