

283 Port Elliot Road, Hayborough, SA 5211

Sold House

Tuesday, 15 August 2023

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Bedrooms: 3

Bathrooms: 1

Area: 975 m2

Type: House



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Contact agent

Imagine finding a renovator's dream in the Fleurieu's beating heart - a 1960s 3-bedroom home on a mammoth 975sqm approx. allotment offering immediate rental returns along the Peninsula's most popular gateway. Add the pull of Chiton and Boomer's epic beaches, and for investment, potential re-development (STPC), or holiday rental ventures, this vanishing breed of retro flaunts position perfection. With a sound tenant under a fixed lease until May 2024, the home presents food for the creative soul, leaving you ample time - and an income stream - to plan its future, with or without the 6m x 6m rear double garage and backyard studio/retreat. Right now, its retro qualities highlight big light-filled windows, basic accommodation, an original pastel bathroom, cosy living room combustion heater warmth, and a superb north-facing rear aspect. Indulge it (later) in the B&B décor it deserves or celebrate its style and watch the bookings roll in; better yet, consult council to discuss the subdivision parameters such a hefty, level block like this - zoned Suburban Neighbourhood (Z5707) - holds. For you, for paying guests, or purely for its epic opportunity - hesitate in Hayborough, and you miss out. ☑ Because lifestyle beckons with coastal bliss and untold holiday attractions such as fishing, boating, dining, and golf plus a choice of schools, cafes, and retail from Port Elliot to Victor. Opportunity is an understatement. Crunch the sums then hit the coast for this: Desirable north-facing rear aspect Renovation or development potential on a 975sqm* allotment (STPC) Zoned: Suburban Neighbourhood (Z5707) - SN* Minimum frontage for a semi-detached dwelling - 9m *Minimum block size for subdivision - 300sqm Currently tenanted under a fixed lease May 2024 @ \$770 per fortnight. Rear detached studio/garage Drive-through access via single carport Close to ALDI, Coles, Bunnings, & McCracken Golf Course Easy proximity to Encounter Lutheran & Investigator Colleges Enjoy a radius of the coast's best hotspots... And much more!