

**3 Angus Road, Tiddy Widdy Beach, SA 5571**



**Sold House**

Friday, 6 October 2023

**3 Angus Road, Tiddy Widdy Beach, SA 5571**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 984 m2**

**Type: House**



Scott Bockmann

0427519628

## Contact agent

Wow! Just Wow! Quietly located within the tightly held beachside township of Tiddy Widdy Beach, sits this stunningly appointed 'coastal chic' brick veneer home who's sweeping water views and ideal location just a short walk to the beach, ticks all the boxes. The open plan living area with beautiful water views are complemented by a new Hamptons inspired kitchen and generous open dining area, all featuring new hybrid floorboards. The kitchen's ample drawer storage, dishwasher and plentiful bench space is seamless and inviting with easy access to the adjacent open plan living and dining areas as well as convenient access via the large sliding glass doors to the paved rear outside entertaining space. There are 3 generous sized bedrooms, 2 of which also enjoy stunning views of the water, all 3 feature quality new carpet, ceiling fans and recessed lighting with the main bedroom's additional pendant lighting adding to the stylish coastal ambience of the home. Family friendly layout of the beautifully appointed main bathroom boasts a spacious vanity area with dual floating sinks and ample storage, feature pendant lighting, huge linen cupboard, bath, shower and separate toilet. The well proportioned laundry has direct rear access and features shaker style new cabinetry. Comfortable, year round living is ensured by the home's new wall mounted reverse cycle air conditioning system and the home is fully insulated. 2.7 metre ceilings feature throughout the entire home and NBN is connected. Outside, the large, approximate 984sqm fully fenced flat block of lush, lawned, low maintenance grounds feature a number of paved and terraced outdoor entertaining spaces in addition to a purpose built fish/crab cleaning shed and large 7.3x 6.1metre concrete floored garage with electricity and plumbing connected. With land size this generous the possibilities are endless! Extensive parking areas allow for at least 6 vehicles. There is a brand new electric hot water system and the new 5kw solar panel system ticks the energy efficient box. Whether it be as a permanent home or amazing holiday home, this incredibly stylish beachside property has been designed to make the most of the relaxed coastal lifestyle with the added advantage of being just minutes [and we do mean just minutes] from all the conveniences of the major centre of Ardrossan. Boating, fishing, golf, sporting clubs, schools, shops, supermarket, chemist, café's, bakery, hotels, hospital, hardware, etc. It's all there. The popular Walk the Yorke walking trail is just at the end of the road and runs along the entire foreshore and Adelaide is less than 2 hours away. We have presented just a snapshot of this outstanding property. Only a personal inspection will truly allow interested parties to appreciate the rare and wonderful opportunity that the sale of 3 Angus Rd Tiddy Widdy Beach presents so if you are looking for a truly magnificent property where the work has been done, please contact Scott Bockmann at our Ray White Yorke Peninsula office on 0427 519 628. Inspection is by appointment only.