

**3 Sophie Crescent, Coffin Bay, SA 5607**

**Raine&Horne.**

**Sold House**

Sunday, 5 November 2023

**3 Sophie Crescent, Coffin Bay, SA 5607**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 768 m2**

**Type: House**



Mike Bowyer  
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Shannon Plummer  
0886825666

## Contact agent

If you're finding it hard to get into the market in Coffin Bay, then this little beauty is affordable and will get you started. Situated in the lower area at the rear of the block, is a 12m x 7m shed that is quite the surprise. Inside you'll find a 5800mm x 3400mm parking space for a good size tinny and a great little storage area for the camping gear. Open the access door and welcome to a lovely open plan living area, with a very serviceable kitchen, dining table and lounge chairs, for a quiet relaxing break from the fishing. A split system air conditioner services the entire living area and timber look, vinyl plank flooring is low maintenance and easy to clean. The main bedroom is a good size, with large built-in robes, while the second bedroom comes with 2 single beds. Like all small accommodation units, the bathroom is dual purpose with the washing machine, tub and shower in the one wet area, but the toilet is separate, which is a treat. As a bonus, the property comes with some furniture, so you'd be all set for the Xmas holidays. • Queen size double bed • 2 single beds • 40 Inch wall mounted tv • 3-seater lounge • 2-seater lounge • Dining table w/- 4 chairs Located just around the corner of Sophie Crescent, there is the potential for some sea views with a pole home build, with nice living already available, in the short term. The property is fenced on 3 sides, with all services underground and there's a good sized concrete pad in front of the shed, ideal for washing down the boat. For sale for \$350,000, this property is a little gem and will not last long. Give Mike a call on 0428 854 020 to organise an inspection.