

# 30 Cape Buffon Drive, Southend, SA 5280

## Sold House

Tuesday, 15 August 2023



30 Cape Buffon Drive, Southend, SA 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 772 m2**

**Type: House**



Tabatha Sanderson  
0402822504



Fiona Telfer  
0407976908

**\$375,000**

Have you been looking for your seaside weekend getaway to enjoy with family and friends? Then look no further. Situated in the beautiful, quiet seaside town of Southend, located in a great location close to everything you need, your days can be full of swimming, fishing, surfing, bush walking and 4WD driving. This home sits on a generous allotment of 772m<sup>2</sup> giving you room for extensions, renovations or rebuilds. Enter through the rear of the home, into the laundry with wash trough. Bathroom with toilet and shower. Open kitchen dining area, with reverse cycle air conditioner for heating and cooling the home. Kitchen with electric cooktop and wall oven, and stunning views from the sink out across the back yard & bay. There are three good sized bedrooms, two with built in wardrobes. Potential for the larger back bedroom to be an entertaining area with sliding doors out to the rear yard. Low maintenance fully fenced rear yard safe for children and pets. Limestone shed with manual roller door. The home is serviced by 15,000 litres of rainwater and is connected to the Community Managed Waste System payable through Council Rates. Electric Hot Water service. Bore Water supplies the toilets & garden. Furniture can be included in the sale. The north facing bay with long white sandy beaches is excellent for swimming, or four-wheel driving can take around the bay to Beachport. Southend hosts one of the largest fleets of Rock Lobster fishing vessels on the Limestone Coast. Southend is conveniently located approx. 15 minutes from Millicent which offers supermarkets, schooling facilities and a local hospital and is approx. 10 minutes from the nearby coastal town of Beachport. Southend offers the convenience of a general store for your day to day essentials. Get in quick, this one won't last long.

**GENERAL PROPERTY INFO**  
Current Rental Appraisal: \$260.00 - \$270.00 Per Week  
Property Type: Mount Gambier Stone with Iron Roof  
Zoning: Neighbourhood  
Council: Wattle Range Council  
Year Built: 1977  
Land Size: 772m<sup>2</sup>  
Rates: approx. \$2080.00 per annum  
Lot Frontage: approx. 21.8m  
Lot Depth: approx. 41.7m  
Aspect front exposure: South  
Water Supply: Rainwater & Bore Water  
Services Connected: Steds Scheme & Power  
Certificate of Title Volume 5790 Folio 484