

**30 Morgan Road, Coffin Bay, SA 5607**

**Raine&Horne.**

**Sold House**

Tuesday, 15 August 2023

30 Morgan Road, Coffin Bay, SA 5607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 897 m2**

**Type: House**



Leanne Kowald  
0886825666



Shannon Plummer  
0886825666

## Contact agent

Don't miss out on your chance to purchase a holiday home / first home / investment property in Coffin Bay at a reduced price - which is still the lowest priced home in Coffin Bay (on realestate.com.au or domain.com.au) nestled on a large 897m<sup>2</sup> corner allotment. There is great potential to add on to the property should you require, or keep the home comfortably low maintenance - giving you more time to enjoy the lifestyle living in beautiful Coffin Bay provides. There is a shortage of rental properties at the present, so if you are thinking about purchasing an investment home, the property would no doubt be tenanted in a very short time. The home is situated sheltered behind trees, with a huge expanse of space between the home and the massive 3 bay, 12m x 9m garage with double concrete floor and power, giving plenty of space for reversing caravans, boats and cars. The home features three bedrooms, the master with ceiling fan and room for a queen size bed. The lounge room located between the main and minor bedrooms, has an air conditioning unit to keep you cool in summer, and a gas heater for those cold winter nights. There is also an extra gas point located in the dining should you require. The dining room is adjacent to the kitchen which has been updated in modern black with stainless steel appliances, splash back and back lighting over the bench. There is a dishwasher for busy times, the appliances are electric, and rainwater is also plumbed to the home for convenience. A servery window with accessible ledge between the kitchen/dining and the front deck merges the areas together for gatherings, and allows guests inside to be part of the conversation outside (and is also handy for serving drinks & food!). The full length deck also has a ceiling fan to create air movement when entertaining out the front. The laundry is located at the rear next to the separate bathroom, which houses a toilet, shower over bath and vanity. There are raised garden beds at the back allowing you to grow herbs and vegetables, and the yard is a blank canvas for you to create garden and lawned areas - or keep it low maintenance. The home is located on the corner of Morgan Road and Nancy Road, and is a stroll away to the pub, or head in the other direction and you can meander along the Oyster Walk taking in the fresh air and fabulous scenery. A short drive will take you to the boat ramp. Enjoy fishing via boat, beach, rock or jetty, a plethora of water sports, delicious local seafood at the restaurants, or just sit back and enjoy the relaxed atmosphere of Coffin Bay! To make a time to view this wonderful home and make it yours, call Leeanne Kowald on 0409 909 992, or Shannon Plummer on 0402 779 409.