

# 30 PREECE STREET, Tumby Bay, SA 5605

## Sold House

Tuesday, 15 August 2023



30 PREECE STREET, Tumby Bay, SA 5605

Bedrooms: 3

Bathrooms: 1

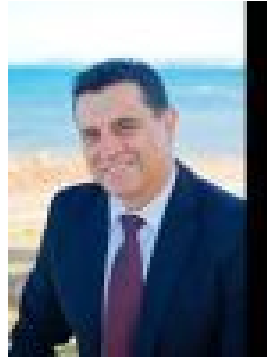
Parkings: 4

Area: 926 m2

Type: House



Tina Wells-Smith



Wayne Wells  
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**\$450,000**

You will be impressed with this delightful home. Immaculately presented inside and out. A welcoming low maintenance front garden to a shady front verandah with a pretty flower box. Enter into the spacious front lounge with nice large windows, a split system reverse cycle air conditioner unit, stainless steel fan and a built-in tv cabinet with plenty of cupboards. To the left is a hallway with a built-in linen cupboard. The bedrooms and bathroom are situated along this hallway. The master bedroom has a 3 door floor to ceiling wardrobe one door mirrored, built-in dressing table, split system, ceiling fan and of a generous size. The second bedroom is large and has a ceiling fan. The third bedroom has a built-in work desk and ceiling fan. The bathroom has a feature of glass bricks, tiled to the ceiling and a large open shower cubicle, vanity and toilet. The kitchen is ideally situated with plenty of cupboards, stainless steel appliances, a six burner gas stove top, extra large oven and range hood. A double door fridge space. The kitchen overlooks the second living/ dining area and beyond to the deck and swimming pool. This area is huge with a slate look vinyl floor covering, split system and ceiling fan. The laundry is situated half way along is tiled and has a wash trough, linen cupboard and toilet. This second living area has large windows and a glass sliding door to access the undercover deck. with outside blinds. Just the place to relax after a swim in the fantastic 9mx3m swimming pool which is solar heated plus a solar blanket and partially shaded by a sun shade. Surrounded by artificial lawn and easy care raised garden beds and a shade house. Additionally another garden area with a huge palm and fish cleaning sink and side door access to the two door garage which has lighting, power and concrete floor. Closer to the front of the home is remote garage which is open ended. Three large rainwater tanks that are plumbed to the home. Plus a 10 panel solar system of 2.5kw. 30 Preece Street is situated close to the wonderful facilities of Tumby Bay - pristine beaches, marina, boat ramp, yacht club and retail. This is a home you would not want to miss out on. We look forward to giving you a private inspection. District Council of Tumby Bay Rates & Charges 1st July 2022 to 30 June 2023 \$2,278.39\*All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, boundary overlays, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.