

**4 Seagull Avenue, Chiton, SA 5211**

**Sold House**

Thursday, 9 November 2023

4 Seagull Avenue, Chiton, SA 5211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Mark Forde  
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## Contact agent

Best Offer by 12 noon 6 December 2023 (unless sold prior) Price: \$610,000 to \$640,000 If you're searching for that cute little beach shack - the perfect little holiday getaway, then your search may well be over! Located in one of the most desirable streets on the South Coast, you will discover this classic 1980's beach house nestled in a quiet little corner of the cul-de-sac found at the Port Elliot end of Seagull Avenue. The shack is found on a generous 860m<sup>2</sup> allotment (approx) - just a short walk from beautiful Chiton Beach and the fabulous facilities found at the recently built Chiton Surf Lifesaving Club. This little beach house is perfect for lovers of surf and sand, being a cosy little getaway offering solace for those looking to catch a wave or simply relax and unwind. The home is disposed to three bedrooms - the master with walk-in robe, a second double bedroom and the smaller bunk room. The bathroom has a vanity and the shower over the bath - the wc is separate to the bathroom. The living space is open plan, comprising the kitchen/dining and living room - the living room and two larger bedrooms capture the northern winter sun, letting lots of natural light into the home. There is a reverse cycle split air-conditioner in the living room. Recently, a fabulous outdoor patio was created using posts resurrected from an old jetty with spotted gum timber cross beams. This is the perfect alfresco summer spot - perfect for family barbecues and outdoor entertaining. The driveway has been recently paved, together with the other new addition being a two-car carport. There is an outdoor shower, perfect for those returning from the beach and NBN connected to the house. The shack is fenced all round with a large area of lawn at the back, making it safe place for both children and pets to run around in. It's a cutey as is but is equally suited for whatever your vision may be - it is ripe for renovation, adding on an extension (there's plenty of room) or you can redevelop (STPC). Due to the location, this little beauty would also be suitable for permanent or holiday rental accommodation as well. The location is fantastic - you're on the walking/riding trail linking Encounter Bay to Goolwa, a short walk along the boardwalk takes you to the railway bridge at Watson's Gap where you can witness the Cockle train pass by, as well as being so close to all the facilities found at Chiton Rocks. Located close to the village lifestyle of Port Elliot and the regional town centre of Victor Harbor, you will want for nothing here! Surf's up, Summers around the corner - holidays taken care of!