

**45 Southshore Road, Hardwicke Bay, SA 5575**



**Sold House**

Thursday, 19 October 2023

45 Southshore Road, Hardwicke Bay, SA 5575

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 293 m2**

**Type: House**



Toby Shipway  
0413600919

**\$645,000**

Secluded Beachfront Escape This rare opportunity to secure this 'lock up and leave' beachfront holiday home must be seen to be believed! Whether you are looking for a place to call home or a relaxing holiday getaway, this 'Beach Shack' style property ticks all the boxes! Just 2.5 hours drive from Adelaide, Hardwicke Bay is an absolute hidden gem of a location. Literally on your doorstep you'll find Flaherty's Beach, voted Australia's 4th best beach in Tourism Australia Best Beaches list in 2022! The sheltered bay offers sandy white shores with scattered dunes and calm crystal clear waters. An absolute paradise for families with shallow waters, sandbars and a natural swimming pool protected by reef. Fishing is of course amazing with King George Whiting, Garfish and squid abundant. Just when you thought it couldn't get any better, the beach is also 4WD drive accessible. Drive straight from your front door directly onto the sand to choose your own different secluded spot for a day of fun at the beach and at the end cook up your fresh catch while taking in the stunning sunsets. Perfectly positioned at the southern end of the Hardwicke Bay community, this Torrens Title, corner allotment feels a world away with only one neighbour and an unobstructed outlook over the turquoise ocean, sand dunes and all the way to Point Turton. Being completely renovated and fully furnished, this wonderful property also makes a very viable investment opportunity with huge potential through Airbnb, Stayz and other holiday rental portals. Currently rented through Airbnb with up to 8 guests at \$400 per night. (Please search: Bluemuda: triangle by the sea) Built in 1977, this unique A-Frame home offers plenty of character and appealing street appeal. Inside features vaulted ceilings throughout and a versatile floorplan with 3 levels of comfortable accommodation. The ground floor comprises of 2 generous bedrooms complete with beds and linen, the main with built in robes and an appealing aspect over the ocean. Adjacent the bedrooms is the downstairs lounge with a built in day bed converting to a king bed, fold out double lounge bed, flat screen TV and built bed beneath the stairs. The bathroom has been beautifully renovated with floor to ceiling tiles, ceramic bath, rain shower, matt black fittings and a beautiful solid timber vanity. Make your upstairs and prepare to be WOWED! The light filled 'hub of the home' living and dining area boasting panoramic views is just an incredible space to sit back and appreciate the ambiance of the gentle waves. The adjacent kitchen comes fully equipped with 2-pak soft close cabinetry, integrated dishwasher, Tasmanian Oak benchtops and everything included. Step outside to the huge wrap around deck with two undercover areas, built-in benches, table and BBQ. A mecca for entertaining guests and everyday alfresco dining. Back inside and up to the top level you'll find the loft bedroom with two trundle beds and plenty of light. Just as impressive are the extensive rear outdoor areas. The owner being a passionate landscape designer knows what it takes to create outdoor areas that are both functional and beautiful. Enjoy a choice of inviting sitting areas amid the peaceful gardens followed by some relaxation in the heated outdoor bath or shower. Privately screened, this outdoor bathroom is fully functional also with a toilet. Further attractions of this wonderful property include a quirky fixed caravan, setup with a queen and single bed plus heating and cooling. For the kids, they'll love the 'floor is lava' playground around the entire home complete with a climbing wall. There is also a huge shed of nearly 80 sqm (approx.) currently set up with an indoor netted soccer/basketball area, table tennis table, pool table, combustion heater and still with plenty of left over space for storing the boat and other toys you'll need for an exciting beach lifestyle. Looking for more space in the home, this can be done (STCC). Previously approved, plans were drawn up extending the middle and lower floors of the home creating even more space to be enjoyed. Contact Toby for further information. Centrally located between Point Turton and Minlaton, shopping and other supplies are easily accessible only 10 minutes away. Other nearby attractions include Marion Bay and Innes National Park, Corny Point, Edithburgh and everything else Yorke Peninsula has to offer. This is truly a once in a lifetime property that should not be missed! **PROPERTY INFORMATION:** Certificate of Title: Volume 5725 Folio 932 Council: City of Yorke Peninsula Council Rates: \$1,600.00 per annum (approx.) SA Water Rates: \$58.00 per annum (approx.) ESL: \$110.00 per annum (approx.) 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, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 181689