

# 46 Seagull Avenue, Chiton, SA 5211



## Sold House

Friday, 27 October 2023

46 Seagull Avenue, Chiton, SA 5211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 763 m2**

**Type: House**



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## Contact agent

AUCTION (USP): Saturday 18th November @ 11am onsite. Fantastic opportunity to acquire a taste of coastal living in the highly desirable and tightly-held suburb of Chiton & oh so close to the beach. Seagull Avenue, one of the premier streets along the South Coast, offers a sought-after address for a variety of reasons. Its proximity to the popular Chiton Rocks SLSC, easy access to the sandy shores of Chiton, along with the Encounter Bikeway on your doorstep connecting you to Port Elliot and Victor Harbor townships. Situated on a generous (approx.) 763sqm allotment with 18m frontage, the original 1970's shack resides comprising of a central living/ dining space, neat kitchen, two spacious bedrooms all serviced by a main bathroom. Adjacent to kitchen is the laundry, which provides access to rear patio. Due to its elevated position, the home enjoys a northerly aspect with rural views of Hindmarsh Valley hills. Additional features include a garage/ workshop with roller door, and two extra sheds for storage and gardening equipment. Seagull Avenue has seen plenty of transformation in recent years, with many properties having been redeveloped or cleared for rebuild. Whilst the 1970's shack retains its unique character, making it a welcoming choice for the present while you consider future possibilities. Whether it be for holiday getaways or a permanent coastal haven, this location promises a lifestyle that will delight. Don't miss this opportunity to secure a piece of the Chiton experience! \*Providing a sound investment, currently tenanted until 28th October 2024 @ \$425pw \*For more information contact; Ben Heaslip 0439 860 891 | ben.heaslip@screalty.com.au Rob Heaslip 0439 995 760 | rob.heaslip@screalty.com.au \*\*Form 1 is available at South Coast Realty office 39 Crozier Road, Victor Harbor three days prior to Auction date and 30 minutes onsite prior to Auction commencing. \*Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Aerial Images and Site Plan are for indicative purposes only, for specific allotment dimensions refer to Certificate of Title. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. South Coast Realty will not accept any responsibility should any details prove to be incomplete or incorrect.