

51 Albatross Avenue, Chiton, SA 5211



House For Sale

Thursday, 8 February 2024

51 Albatross Avenue, Chiton, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 748 m2

Type: House



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AUCTION (USP)

AUCTION (USP): Saturday 2nd March 2024 @ 3pm onsite Located in the highly desirable and tightly-held beachside suburb of Chiton, 51 Albatross Avenue offers a fantastic coastal lifestyle we all desire! Being just a short 200m walk from the sandy shores of Chiton Rocks beach and SLSC, while the popular Encounter Bikeway/ Walking track runs along Seagull Ave - connecting you through to either Port Elliot or Victor Harbor townships. Situated on a generous (approx.) 748sqm elevated allotment on the high side of Albatross Ave, the property features north-facing rural views of Hindmarsh Valley hills. Built 1993, the quality brick veneer home is sure to appeal for holiday getaways or your permanent coastal haven. The suburb of Chiton has seen plenty of transformation in recent years, with many properties having been redeveloped or cleared for rebuild. Layout features a large front lounge with combustion heater for year-round comfort and built-in bar for entertaining. Neat kitchen comprises of electric appliances, dual sink, surrounding cupboards/ drawers with bench space. Adjacent to kitchen is dining/ family living with sliding doors out to BBQ verandah. Bedroom 1 fronts the home, while offset hallway leads to Bedrooms 2 and 3, main bathroom and laundry. Under the main roof is a single carport, while side gated access leads to large workshop shed - ideal for keeping a caravan/ boat onsite or additional storage. This location promises a lifestyle that will delight. Don't miss this opportunity to secure a piece of the Chiton experience! For more information contact; Ben Heaslip 0439 860 891 | ben.heaslip@screalty.com.au Rob Heaslip 0439 995 760 | rob.heaslip@screalty.com.au

FEATURES:- Solar System- Ducted R/C- Combustion heater

Property Information: Certificate of Title - Volume 5420 Folio 150 Zoned - Neighbourhood (N) Council Rates - \$2,425.50p.a. **Contract & Form 1 is available at South Coast Realty office 39 Crozier Road, Victor Harbor three days prior to Auction date and 30 minutes prior to Auction commencing**

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