

**61 Marine Parade, Port Moorowie, SA 5576**

**HARRIS**

**Sold House**

Wednesday, 22 November 2023

61 Marine Parade, Port Moorowie, SA 5576

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 910 m2**

**Type: House**



Lana Bennett  
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## Contact agent

Situated in the coastal getaway location of Port Moorowie, 61 Marine Parade, Port Moorowie extends an invitation to immerse yourself in your idyllic beachside living experience, offering an Esplanade location. Proudly situated on a 910m<sup>2</sup> low maintenance allotment, this immaculately maintained 3-bedroom brick home boasts uninterrupted views and all the amenities required to ensure you can make the most of seaside living. Flawlessly maintained and presented, the spacious tiled open plan kitchen, dining and lounge room is serviced with wood combustion heating and reverse cycle air conditioning to ensure comfort at all times. Ample rainwater services the home, whilst the 40x30 shed equipped with concrete and power offers superior storage for the boat and vehicles. With secure off street parking, this home is being offered furnished and displays a truly unique offering. Port Moorowie is a playground for diving, swimming and water activities, accompanied with this home you can enjoy the best of coastal living. Specifications: CT / 5517/60 Council / Yorke Peninsula Zoning / Rural Settlement Built / 1985 Land / 910m<sup>2</sup> Council Rates / \$1,412pa Emergency Services Levy / \$82.65pa Estimated rental assessment: \$370 - \$380 p/w (Written rental assessment can be provided upon request) Nearby Schools / Yorketown Area School, Warooka P.S, Stansbury P.S, Minlaton District School, Curramulka P.S, Minlaton District School, Central Yorke School - Point Pearce Campus, Central Yorke School, Ardrossan Area School Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409