

**7 James Well Road, James Well, SA 5571**



**House For Sale**

Saturday, 11 May 2024

7 James Well Road, James Well, SA 5571

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 689 m2**

**Type: House**



Matt Easter  
0409011212

**\$495k - \$520k**

Hilltop location with a great coastal outlook. 90 minutes from the city and a short 3 minute drive to the Ardrossan township for your essential services. This very well maintained shack offers a two bedroom layout and is quite spacious with two living areas, kitchen, bathroom and laundry. Two sheds onsite allow secure storage. The block is large in a local context requiring minimal maintenance and is fully fenced. Ample rain water storage. Located near boat ramps at both Rogues Point and Ardrossan, the area is renowned for productive crabbing (a five minute walk to the beach) and offers opportunities for fishing squid, garfish and whiting. Offered on a fully furnished basis.