

**74 Padman Crescent, Middleton, SA 5213**



**Sold House**

Monday, 6 November 2023

74 Padman Crescent, Middleton, SA 5213

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 740 m2**

**Type: House**



Tania Vriends  
0407970916

**\$640,000**

This gorgeous cottage has been lovingly renovated throughout and has just begun to make its mark in the holiday rental space. Impeccably designed and styled, the owners have created a beautiful beach abode that is simply a pleasure to be in. Perfectly located just 500m to Middleton Point to enjoy all this beautiful coastal town has to offer - surf, bike and walking trails, the local tavern, bakery and cafes. The property is being sold as a 'walk in walk out' with the ability to take over current bookings for the busy Christmas and New Year period - or simply purchase for your own weekender that is ready for you to sit back & enjoy. Upon entering the manicured front yard you are led into the home through the front portico into the open plan kitchen, living and dining area which features a large bay window in the lounge, facing the sea. This allows the cool sea breeze to make its way throughout the house on those warmer summer nights. The brand new kitchen is complete with stone bench-tops, dishwasher and new electric appliances, LED lighting, new flooring and blinds throughout - the transformation of this home is quite stunning. Renovations have maximised the floor plan to incorporate 2 separate living spaces and can more than comfortably sleep 6 people with a separate family room, this can be utilised as a third sleeping area for those extra guests when needed. Master bedroom has a BIR with the second bedroom, laundry, bathroom and separate toilet completing the layout - these areas have also been renovated. The home has a split system reverse cycle air conditioner for heating and cooling, providing year round comfort. The secure rear yard has been redesigned & beautifully landscaped with corten steel garden edging, new plantings, incorporating a nice size lawn for kids & pets to enjoy this open space. An undercover entertaining area and fire pit provides the optimum use of the outdoor area - after a day at the beach it is the perfect private haven. There is also a large double bay, 6x6 (approx) shed for secure parking and storage. The long driveway offers extra off street parking for cars, boat or a caravan & entry via two separate gates for easy access. Two large tanks plumbed into the home provide year round rainwater to the home. Nestled just minutes between Port Elliot and Goolwa, Middleton's popularity as a tourist destination ensures a steady stream of income year round while you enjoy the lifestyle benefits of owning your own piece of paradise. Whether you're a seasoned investor or looking for a sea change, this opportunity is too good to miss. For more details or to arrange an inspection contact Tania 0407 970 916. **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa/Victor Harbor RLA 298107 will not accept any responsibility should any details prove to be incomplete or incorrect.