

76 Bay Road, Allendale East, SA 5291



Sold House

Friday, 19 January 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 874 m2

Type: House



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Extremely neat and tidy and well maintained and located only just 5 minutes from the beaches of Port MacDonnell and 15 minutes to the centre of Mount Gambier embrace this 1900's built cottage nestled in the quaint country township of Allendale East. This corner cutie offers a haven for first home buyers seeking character, investors eyeing potential and anyone yearning for a simpler pace. Imagine waking to the crisp country air and only a mere five minute drive from the sparkling shores of Port MacDonnell! The large sunroom becomes the front entrance into the home and is drenched with loads of natural light and becomes a versatile space for quiet time with a good book, creative endeavours or simply a peaceful retreat for your morning or afternoon cuppa's! A cosy lounge is positioned in the middle of the home and features near new carpet, ceiling fan, solar lights, slow combustion wood heater with timber mantle and brand new reverse cycle air conditioner giving you the perfect balance of heating and cooling. The eat in kitchen is practical with electric cooking and new vinyl flooring with the addition of the fridge and kitchen dresser being included. A skylight above the kitchen sink showers the space with continued natural light but also can be covered with its own blind. All three bedrooms are generous in size and all have near new carpet. The back mud room accommodates the laundry area, separate toilet and updated modern bathroom with shower recess and vanity. It also is the back entrance too outside. Storage you ask? No Problem! Multiple storage spaces and stone shedding keeps everything neatly tucked away. Enjoy the convenience of a single garage with remoted access, single carport and additional utility/storage shed all nestled on a sprawling 874m² corner allotment. There is also an additional outside second toilet and the property is also equipped with Rainwater tanks and bore. Don't miss this rare opportunity to secure an affordable property positioned only minutes from the beach but in a relaxed country community with the general store, cricket and tennis club and area school all within walking distance. Inspection will impress. Extra Information: Council Rates / \$1,719.00 p/a Build Year / 1900 Land Size / 874m² Council / District Council of Grant Zoning / Township 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 advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.