

**8 Third Street, Wool Bay, SA 5575**

**Nutrien Harcourts**

**House For Sale**

Friday, 24 May 2024

**8 Third Street, Wool Bay, SA 5575**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1026 m2**

**Type: House**



Troy Goldsworthy  
0488128801

**\$429,000**

Located in the tranquil seaside community of Wool Bay this double brick, low maintenance home would make the perfect place to reside, retire or make your new holiday spot for the whole family to enjoy. Set on a 1,026m<sup>2</sup>\* corner block with fantastic access for the boat and other off-street parking you can look down the street and out to sea for your weather report before hooking the boat on, with a glimpse of this view able to be caught from within the lounge room too. This property is in great condition and covers all bases with rainwater plumbed to the house (as well as mains) and solar system to help keep your bills down, an abundance of built-in storage throughout the home, NBN connected, fully fenced rear yard perfect - for kids and pets and air-conditioned bedrooms and main living room to ensure comfort all year round. The home features open plan U-shape kitchen, meals and lounge area with split system A/C, 3 bedrooms all with built-in robe and split system A/C, bathroom with separate shower and bath and laundry. Externally there's the majority enclosed rear entertaining area and lean-to storage shed/nook. The 9m x 6m\* brick shed with electronic roller door and attached double carport as well as single carport attached to the house provide great off street parking while side access gate is a perfect spot to securely store your boat and/or caravan in the fully fenced rear yard. A low maintenance yard with some options moving forward the property is in great stead as your family's new holiday home or as a place to reside be it while living and working in the area enjoying the exceptional 'Yorkes' lifestyle or in retirement just 600m\* to the beach, jetty and boat ramp. Wool Bay is a peaceful seaside community well known for the excellent fishing from its popular jetty. There's also a boat ramp and swimming pontoon while nearby Stansbury (13km)\* and Edithburgh (14km)\* offer more advanced boat launching facilities as well as shops and amenities. For more information or to arrange an inspection contact Troy Goldsworthy, Nutrien Harcourts Minlaton - 0488 128 801. RLA 102485\* approximately