

95 Meylin Street, Port Macdonnell, SA 5291



House For Sale

Thursday, 21 March 2024

95 Meylin Street, Port Macdonnell, SA 5291

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Tahlia Gabrielli



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\$449,000 - \$479,000

Ray White Mt Gambier is pleased to present 95 Meylin Street, Port MacDonnell, for sale. This historic cottage built in 1910 sits in an ideal location, within walking distance of the Port MacDonnell boat ramp and skatepark, delicious local cafes and dining hot spots and the Victoria Hotel (Bay Pub). It sits between the esplanade and the golf course offering every opportunity to enjoy the seaside lifestyle or to take advantage of a consistent and lucrative rental or holiday let income stream (STCA). The bay is within punting distance - imagine waking up to cleansing salty air and strolling down to the beach for gentle fish, or paddle - with Shelly Beach just a short stroll down the Sea Parade. The home has been renovated and freshly painted throughout for comfortable, contemporary living and features neutral décor and quality materials that maintain a character cottage atmosphere. Entry is via a solid timber fence with a single-entry double bay garage at the rear, accessed from Bell Street. The stunning limestone-fronted cottage is accessed from a grassed garden and via a covered porch. A tiled entry hall with wall-mounted timber coat rails access a front-facing double bedroom immediately ahead and an open plan living and dining area to the left. The spacious bedroom is carpeted and features contemporary pendant lighting and dual windows with timber Venetians for privacy. Two carpeted queen-sized rooms are accessed from the central living area. Bedroom two overlooks the front porch and benefits from a built-in robe and pendant lighting. The rear-facing main bedroom is a delight. It offers double glass and timber doors accessing the side garden and boasts a stunning sandstone-coloured feature wall. It provides a walk-in robe and an ensuite entry to the bathroom which offers a shower over bath, a solid timber vanity with a basin and a mirror, and a toilet set into the rear of the bathroom for privacy. The communal living space is tiled for convenient cleaning and maintenance. It offers a lovely pitched roof with painted white walls and a supporting beam that separates the living room from the dining area. This spacious living area is comforted with reverse cycle air conditioning and a slow combustion wood burner sitting in the perfect location for enjoyment in both spaces. The dining area offers pendant lighting and overlooks an access ramp to the alfresco dining area through double French doors. The rear-facing kitchen offers solid timber country cabinetry in a U-shape design and dark grey tiles. It benefits from a double sink, a dishwasher, and appliances, including an under-bench, stainless-steel electric oven, a four-burner ceramic cooktop, and a modern stainless-steel and domed glass range. Windows overlook the outdoor entertaining area, which is also accessed from the adjacent laundry. The laundry offers a wash basin and washing machine storage area and accesses the bathroom for privacy and convenience. The alfresco dining area featured exposed timber beams, transparent roofing and exposed bulb strip lighting for an ambience. A painted feature wall provides a relaxing backdrop and sits adjacent to a timber gate for entry from Bell Street. The carport also accesses the pergola and offers storage, secure entry and a wood fire for winter bliss. This is an updated cottage that is packed with potential. Purchase as a seaside home, holiday home, rental or holiday let (STCA) and begin the ultimate seaside project. The quality and tranquillity of this historic limestone cottage add to the allure of living so close to the ocean. Wake up to the sun, surf, sea - and fantastic local coffee in this knockout listing. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this stunning property in popular Port MacDonnell. RLA 291952 Additional Property Information: Age/ Built: 1910 Approximately Land Size: 394 m2 Approximately Council Rates: \$1,307 per annum Rental Appraisal: A rental appraisal has been conducted of approximately \$250 - \$380 per week Airbnb: approx. \$200 per night with additional cleaning costs.