

146 Pelican Point Road, Pelican Point, SA 5291



House For Sale

Sunday, 23 June 2024

146 Pelican Point Road, Pelican Point, SA 5291

Bedrooms: 5

Bathrooms: 1

Area: 416 m2

Type: House



Al Lamond
0418849266



Ben Ransom
0400870362

E.O.I by 12pm 05/07/24 (if not sold prior)

EXPRESSIONS OF INTEREST CLOSING FRIDAY 5TH JULY 2024 AT 12 NOON (if not sold prior) Dreaming of owning your own unique piece of the South Australian coastline then we have an affordable property that you won't want to miss. Watch the afternoon summer sun glisten across the water as it sets, with the property only 6 meters from the water's edge you can enjoy the spectacular display of sea variance any time of year with front row views inside or outside. Open concept living at the front to maximise the sea views, updated cabinetry in the kitchen, the property is kept warm and cosy with slow combustion pot belly wood fire. FIVE bedrooms enough space to host the whole family. Bathroom facilities and hot water require upgrading to modern standards and property is priced accordingly. Sheltered undercover outdoor area at rear entrance and a sun deck across the front, shed for storage and rainwater. You will love the fishing or kayaking over the shallow sheltered reef filled bungalow bay of Pelican Point. Great safe beach and water for kids. Located in a popular spot that's only a short distance to nearby Carpenter Rocks where you'll find the conveniences of a general store, pub & boat ramp. A reluctant sale for the vendors, this tightly held property has been enjoyed by the same families for three generations. There's nothing you won't love about this humble retreat. A ripe opportunity not to be missed as we anticipate the demand to be high. Grab it quickly before the secret is out about this hidden seaside destination. Contact Al Lamond 0418 849 266 or Ben Ransom on 0400 870 362 for more information or to arrange your inspection. Extra Information: Build Year / 1950 Land Size / 416m² Council Rates / \$1,145.20 p/a Emergency Services Levy / \$77.55 p/a Council / District Council of Grant Zoning / Open Space 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.