

**1762 The Esplanade, Middle Beach, SA, 5501**



**House For Sale**

Wednesday, 25 September 2024

1762 The Esplanade, Middle Beach, SA, 5501

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Coastal Living at 1762 The Esplanade!

Team Pratt are proud to present 1762 The Esplanade, where the charm of a relaxed lifestyle meets the serenity of beachfront views. This transportable house features 3 bedrooms, 3 outdoor living areas and is the ideal property for those looking for a sea-change or the astute investor!

As you step inside, you'll be greeted by a stylish open plan kitchen and living space, bathed in natural light, that seamlessly flows onto a spacious decked verandah. This outdoor haven is perfect for soaking in stunning views while immersing yourself in the beauty of the surrounding National Park's flora and fauna.

Nestled along the beach front at Middle Beach you're just moments from the beach, making it easy to enjoy seaside walks and stunning sunsets. Only a short 20 minute drive to Virginia and 50 minutes to Adelaide CBD via the North-South Motorway you can enjoy tranquillity and nature while still accessing the amenities and services of suburbia!

Don't miss this chance to secure your piece of Middle Beach paradise.

To register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267.

### Features:

- Adelaide International Bird Sanctuary National Park at your doorstep!
- Enjoy stunning views daily!
- Bedroom 1 is well sized and features large built in robes and ceiling fan for air comfort/
- Bedroom 2 features ceiling fan and beach views from the large, light filled window.
- Bedroom 3, located at the rear of the property offers privacy and features a wall mounted split system air conditioner.
- Stylish kitchen features an electric cooktop, plenty of storage options and generous countertop space, making cooking meals a breeze!
- Low Maintenance garden with multiple outdoor living decks and shade sail.
- Activity room is a spacious space for relaxing or use as an additional living space.
- Bathroom features modern fixtures, shower sink and toilet, centrally located for ease of access.
- The property is serviced by 2 rainwater tanks - no mains water to the property.
- 2 car carport with a roller door is a secure parking option with the option of additional outdoor parking.
- Shipping container is a great storage option.
- Sought after rear access to the property.

### More info:

Built - 2008

House - 60 m<sup>2</sup> (approx.)

Land - 453 m<sup>2</sup> (approx.)

Zoned - CON - Conservation

Council -Adelaide Plains

The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

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