

# 24 Shearwater Crescent, Marion Bay, SA, 5575



## House For Sale

Monday, 28 October 2024

24 Shearwater Crescent, Marion Bay, SA, 5575

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**

## Your Coastal Paradise Awaits in Marion Bay!

### Inspection By Appointment

Don't miss this rare opportunity to own a stunning property right opposite the soft sands of Willyama Beach in the popular coastal town of Marion Bay, just 3 hours from Adelaide. This 2008 custom-built, tastefully styled home is designed to maximize your enjoyment of everything this beautiful region has to offer.

Experience world-class surfing at nearby Pandalowie Bay, fishing at Stenhouse Bay Jetty, and exploring the breathtaking Innes National Park. Plus, enjoy delicious pizza at the Marion Bay Tavern!

The main living area is located upstairs, showcasing panoramic views across the peninsula, including the iconic Rhino Head, and you can even see Kanagaroo Island on a clear day. The expansive deck offers the perfect blend of indoor/outdoor living-ideal for relaxing after a day of adventure.

With 4 large bedrooms (all featuring ceiling fans) and 3 well-appointed bathrooms, there's plenty of space for family and friends. Ample storage throughout ensures you have room for all your beach essentials.

The home is equipped with rainwater tanks plumbed to the house, reverse cycle air-conditioning, and ceiling fans for year-round comfort.

Enjoy off-street parking and ample space for your boat, making it easy to host friends who can't resist staying for the weekend. This beautiful home has served as a cherished holiday retreat since it was built and has also operated successfully as an AirBnB (known as Blue Horizon Beach House).

It can be sold fully furnished, ready for your family holiday or as a lucrative rental in time for Christmas.

Seize this incredible opportunity to own your slice of paradise! Contact us today to arrange a viewing.

### Property Highlights:

**Expansive Allotment:** Generous 815m<sup>2</sup> level block (approx.) with 252m<sup>2</sup> of living space and a 24m frontage.

**Four Comfortable Bedrooms:** Spacious rooms with quality furnishings and ceiling fans for year-round comfort.

**High Ceilings:** Enjoy airy 2.8m ceilings that enhance the home's open feel.

**Climate Control:** Reverse cycle split system in the main living area, plus ceiling fans in all bedrooms.

**Flexible Living Space:** Versatile upstairs area with breathtaking views, perfect for large families or rental opportunities.

**Modern Kitchen:** Well-equipped with a Westinghouse induction cooktop, Euro oven, Miele dishwasher, plus ample storage for all your culinary needs.

**Stylish Lighting:** Featuring LED downlights and elegant pendant fixtures in the main living and kitchen areas.

**Freshly Renovated:** Newly painted inside and out, with updated bathrooms for a modern touch.

**Outdoor Deck:** Enjoy a freshly stained timber deck with panoramic coastal views, including the iconic Rhino Head.

**Secure Storage:** Includes a 5x6m concreted and powered shed, plus extensive undercover parking beneath the house.

**Prime Location:** Just a 2-minute walk to the stunning Willyama Beach and a short 10-minute walk to the jetty, general store, and Marion Bay Tavern.

**Nature Awaits:** Only a 5-minute drive to Innes National Park (Dhilba Guuranda) and close to world-class surfing and fishing spots.

**Access to the Yorke Peninsula:** Conveniently located near various towns for all your needs.

### Specifications:

CT / 5439/563

Council / Yorke Peninsula

Zoning / RuS

Built / 2008

Land / 815m2 (approx)

Frontage / 24m

Council Rates / \$1973.08pa

Emergency Services Levy / \$86.90pa

SA Water / Nil pq / \$310 pa to service the Envirocycle / Rainwater

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Warooka P.S, Yorketown Area School, Minlaton District School, Stansbury P.S, Curralmulka P.S

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