

**71 The Esplanade, Thompson Beach, SA, 5501**

**Raine&Horne.**

**House For Sale**

Tuesday, 3 September 2024

71 The Esplanade, Thompson Beach, SA, 5501

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Neil Bowden  
0885203111

## **Under Instructions From Public Trustee**

Set in a prime location on the corner of The Esplanade & Ruskin Road at Thompson Beach, this substantial timber frame residence is sited on a huge 1500m<sup>2</sup> allotment

Built in 1999 the home features:

- 4 bedrooms the master has an ensuite and walk in robe
- Large living area with combustion heating and split system reverse cycle air conditioning
- Kitchen with ample bench and cupboard space
- Spacious dining area
- Family bathroom with bath, shower & vanity
- Separate toilet
- Ducted evaporative cooling
- Solar power
- Full length front and rear verandah with decking
- Large 2 car carport
- 6x9 metre shed partially lined - workshop mancave
- 2 garden sheds
- 2x 22,500 litre rain water tanks
- Established gardens
- Fully fenced allotment

This is an excellent opportunity to purchase an Esplanade frontage property in a very progressive Northern Beach just 45 minutes from suburban Adelaide

Just a short stroll across the road and you are on the beach

If you are looking for a first home, holiday or retirement home, investment or permanent residence at the beach place this on your list to inspect.