

**Lot 57 Henderson Court, Mount Dutton Bay, SA 5607** **Raine & Horne.**

**House For Sale**

Tuesday, 26 March 2024

Lot 57 Henderson Court, Mount Dutton Bay, SA 5607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1295 m2**

**Type: House**



Shannon Plummer

0886825666

**Now \$410,000 - \$430,000**

A sprawling circular gravel drive leads you to this 4 bedroom, 2 bathroom, move-in-ready property, the only property currently available in Mount Dutton Bay, offering a sea change and tree change in one and on a huge 1,295sq block! A quiet cul-de-sac with only chooks for immediate neighbours, it's a 50 metre walk to the beautiful waters that make up Mount Dutton Bay and a stone's throw to renowned fishing, safe shallow waters which at times can be all yours, surf breaks, the lovely town of Coffin Bay, rock pools, nature walks and whiting and squid from the local heritage listed jetty. This truly is a piece of rare paradise. "Dutton" is a small friendly community that is part of the Coffin Bay waterways with a boat ramp, historic woolshed and only 5 minutes from the renowned fishing playground that is Farm Beach. This unique property fenced on 3 sides is near the Marble Range Sporting Club, Post Office, and Wangary Primary School. With an expansive enclosed and sheltered verandah perfect for kids and/or pets, the living area features a wood combustion fire, ceiling fans throughout and the two larger bedrooms feature built-in robes. A central hallway leads to the rear three bedrooms and second bathroom, which can be closed off as a separate wing from the main bedroom and bathroom, perfect for a kids retreat, family or visitors. A WIWO option is available. The large levelled rear lawn area is a blank canvas for you to personalise, with a bore and two x 22,000 Litre water tanks, northerly aspect and a long driveway to cater for boats, caravans and multiple parking. Stunning polished pine timber floors throughout, the dining and kitchen areas lead off the expansive front verandah on entrance, with a utility room to the side. The large carport beside the front sundeck will house a boat, or your toys. Competitively priced at \$430-450k this is an extremely attractive property. Give Shannon 0402 779 409 a call to arrange an inspection. It won't last long!