

**48 LAWRIE STREET, Tumby Bay, SA 5605**

**Residential Land For Sale**

Sunday, 23 June 2024



**48 LAWRIE STREET, Tumby Bay, SA 5605**

**Area: 704 m2**

**Type: Residential Land**



Tina Wells-Smith



Wayne Wells  
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**\$285,000**

What's behind the impressive door????Welcome to 48 Lawrie Street Tumby Bay South Australia situated on a good street , close to all that this beautiful coastal town has to offer- all amenities plus amazing beaches and fishing . And being only approx 400 meters from the boat ramp.A large 20m x 40m galvanized iron shed with two access doors, concreted floor and with power connected also rainwater connected from a 13,500 litre capacity rainwater tank additionally mains water is connected to the property. A kitchen area has stainless steel sink and stainless steel free standing gas cook top and stove. Plus plenty of cupboards. An additional feature is the wood burning combustion heater with an attractive rock wall behind.Close to the shed is a concrete toilet connected to a septic system and also a shower/laundry room connected to an instant gas hot water unit,The property has been enhanced with an outdoor paved fire pit. Also in this area are seven raised garden beds- two planted with potato and egg plant. Fruit trees have been planted- 3 apple,1 lemon,1 lime,2 peacharines,1 almond, 2 peaches, 2 plum and two pears plus seven grape vines. What a bounty that will bring in the future!!!Included in the sale of this property are wardrobes, dining table and chairs, coffee table, tv and cabinet plus refrigerator and washing machine. The property is 704 sqm and has gravel and paving bricks plus fully fenced with colour bond fencing. Large double gates at the front great access for the boat or caravan.A fantastic opportunity to further develop the property for those who would like to call Tumby Bay home.Please contact us to have a private inspection. District Council Of Tumby Bay Rates & Charges 2023/2024 \$2,383.37\*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, boundary overlays, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.