



84 Upper Yorke Road, Port Broughton



## IMMERSE YOURSELF IN THE BROUGHTON COMMUNITY

Elevated Coastal Living with Rare Acreage – Outstanding Broughton Inlet Views

Perfectly positioned on the eastern edge of Port Broughton, this unique property captures outstanding elevated views across the Broughton Inlet - a rare advantage in this tightly held coastal township. Set on approximately 3 & 3/4 acres, the home enjoys space, privacy, and a commanding outlook seldom found so close to town.

Constructed of solid Besser block, the residence offers a sound and durable foundation, ideal to enjoy immediately or enhance over time to suit your family's needs.

The home comprises three bedrooms, two with built-in wardrobes, a timber kitchen with electric appliances and island bench overlooking the dining area, which flows through to the lounge. Here, natural light, western views, a slow combustion heater, ducted evaporative cooling, and two large split-system air conditioners combine to ensure year-round comfort.

The bathroom includes a shower over bath, while the generously sized laundry

 3  1  8  1.38ha

<b>Price</b>	\$750,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12022
<b>Land Area</b>	1.38 ha

### Agent Details

Lee Jackson - 0427 440 954

### Office Details

Port Pirie  
90 Florence Street Port Pirie, SA,  
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08 8633 4555



provides the added convenience of a separate shower and bath—ideal for coastal living.

Security and peace of mind are well catered for with security roller shutters and security screens throughout.

Outside, you will appreciate front and rear verandahs, approximately 100,000 litres of rainwater storage, a 4kW solar system with 16 panels, and an abundance of sheds and workshops, perfectly suited to vehicle storage, hobbies, or the keen handyman or tradesperson.

Port Broughton continues to grow in popularity, known for its relaxed seaside lifestyle, strong community, fishing, boating, foreshore precinct, markets, cafes, and eateries. Properties offering hobby-block scale land, elevation, and water views within minutes of town are exceptionally rare.

An outstanding opportunity to secure space, views, and lifestyle in one of South Australia's most appealing coastal regions.

Call Lee Jackson today for your private inspection - 0427440954

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