







TIME FOR THAT SEA CHANGE – TRY "TIDDY WIDDY BEACH"

Discover the beautiful Tiddy Widdy Beach region. Situated 100m* from the progress reserve and 400m* to the shaded shed area on Tiddy Widdy Beach

This 3 bedroom timber framed home is set up ready to move in and put your feet up. Magnificent established low maintenance gardens to the front & rear, spacious outdoor living areas and all the modern conveniences a home requires.

Notable Features –

- 3 bedrooms all with ceiling fans & built in robe in the third bedroom.
- Modern bathroom with large open shower, vanity, toilet.
- Spacious open plan living space with split system air conditioning in the kitchen and wall mount reverse cycle air conditioning in the lounge area.
- Renovated kitchen comprising of electric oven, cooktop, rangehood & double sink.
- Stepping outside to the expansive entertaining area with café blinds, wall mount tv point & ample power points.
- Tasteful front garden with reticulated watering system, front verandah with bench seat to take in the beautiful front garden.
- Beautiful back yard for entertaining with small lawn area, low

3 1

Price	SOLD for $410,000
Property Type	Residential
Property ID	9613

Agent Details

Tony Clark - 0427 363 161

Office Details

Maitland
0888363161

maintenance garden & gravel paths.
- 2.7 x 10.6m carport attached to house with electric roller door & lighting.
- Single car garage with concrete, power and single carport attached, 2 x modular galv rainwater tanks attached to garage.
- Small studio and garden shed to back of single car garage with concrete floor, power & glass sliding doors.
- Shaded & paved patio area off back of garage for quiet garden time.
- Magnificent back veggie garden with raised beds, vines, established fruit trees, reticulated watering system & small galv rainwater tank.
- Ample outdoor power points throughout property
- 200L electric heat pump hot water service
- 2 x modular poly rainwater tanks attached to house (not plumbed to house)
- NBN connected & tv antenna available.

Beautifully established property, ready to move in & enjoy.

Inspections strictly by appointment only by contacting Tony Clark on 0427 363 161.

Vendors would consider selling on a "Walk-in, Walk-out" WIWO basis (to be negotiated)

Land Size: 700m²

2023/2024 Council Rates: 2,091.56 pa*

Council: Yorke Peninsula Council

Zoning: Rural Settlement

*Denotes Approximate

RLA228106

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