

Sold



46 Mitchell St, Elliott Heads



## SEASIDE BARGAIN BUY- NEAT & TIDY WITH HUGE SHED, A+ LOCATION, 200M TO WATER'S EDGE - WOW!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this extremely rare riverside offering. Situated directly adjacent the mighty Elliott River and short stroll to the sandy beach & boat ramp, you could just about land a fish from you're lounge room, yes, it is that close! Elderly owners of 25 years are moving south to be with family and therefore this must be sold immediately, and the list price reflects this!

Features include:

- Extremely neat and Tidy home, exceptionally well cared for, no \$\$\$ needed, fully insulated and cladded and very spacious design (don't judge it from the road side), the cladded exterior offers zero maintenance.
- 2 large bedrooms + additional utilities room/ 3rd bedroom/rumpus area. This area is a verasitle space and currently used as a study & combined 2nd lounge
- Generous modern bathroom, large formal dining + lounge room + rear entertaining area (fully screened ideal spot for the bbq & beer)
- Sizeable kitchen with great storage and bench space, gas stove and cookware.
- Immaculate inside with no \$\$\$ needed, a credit to the current owners. Established gardens and green house for the avid gardener serviced by 4x5000l water tanks
- Perched high and dry on a huge 809m2 fully fenced river side allotment,

 2  1  7  809 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	9
<b>Land Area</b>	809 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



rural vista across the road offering peace & quiet. Plenty of room to extend if required

- Solar HWS to keep those bills down, town water, lovely coastal breezes on offer all year round
- Just a 200m walk and you are at the boat ramp or a further stroll up to the beaches, café's and parklands... people come for miles to holiday here the caravan park is thriving!
- Great holiday home/weekender, ideal retirement home base for the grey nomad or fantastic investment you may want to move into down the track!
- HUGE 15m x 6m shed and carport (fully powered & lit), purpose built for the largest of caravans and boats. A total of 7 car accommodation on offer here.
- Plenty of rear access for all the toys, room to move for the extended family and holiday makers whom intend to stay with you
- This coastal residence offers a relaxed lifestyle with peace and quiet, whilst having some of the best fishing and crabbing on the planet at your door step
- Plenty of room for your boat/van, RENT APP @ \$280+ PER WEEK, awesome weekender to escape the hustle and bustle. Fisherman and crabbers you have 2 boat ramps here to choose from with one being upgraded in recent times with pontoon, parklands and BBQ area
- Excellent area, quiet and peaceful, A+ location, lovely neighbours
- MOTIVATED SELLERS WILL LOOK AT ALL OFFERS, SIMPLY MUST BE SOLD!

WITH A LOCATION SO GREAT & A PRICE TO MATCH, THIS ONE IS A NO BRAINER, JUST SIT BACK AND WAIT FOR THE NEXT BOOM—AS THEY SAY REAL ESTATE IS ALL ABOUT LOCATION, LOCATION, LOCATION PRICED FOR IMMEDIATE SALE! REGRETFUL SALE WITH ONE OWNER FOR 25 YEARS...

Contact Exclusive Marketing Agent MICHAEL LOADER today to arrange your inspection or for a price guide.

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.michaellloader.com.au](http://www.michaellloader.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

\*The information provided is for use as an estimate only and potential purchasers should make their own enquiries to satisfy themselves of any matters\*

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