



Large Block in Prime Location



2



1

147 Esplanade, Coffin Bay

\$450,000

You wouldn't find a large block more central to Coffin Bay than 147 Esplanade. Straight across the Esplanade to the Coffin Bay Yacht Club, foreshore, playground and jetty, the kids are within calling range and all your drink and food supplies will be next door in the new Coffin Bay Supermarket.

Located towards the rear of the block is "Sunny Seas", a cute little 2 bedroom shack, that is a true blue shack. Not fancy, but all you need to enjoy holidays in Coffins. 2 bedrooms, functional kitchen and lounge, all in one wet area and not complete without a large deck, perfect to watch the activity of central Coffin Bay.

The block is a whopping 1500m², with a double gate access from Hawson Street. Ideal for the boats, caravans and campers that can be set up on all the clear area of the block.

This corner block is zoned "Town Centre" and with the new Planning Code coming into legislation next April, the opportunity to capitalise on this great location should offer some mixed use. As it is now, the shack provides holiday living with views into the foreshore.

Being offered for sale at \$450,000 the location and size of the block is a great asset and the astute investor will see the potential.

Property ID: L1146499

Property Type: House

Land Area: 1500.0 sqm

Mike Bowyer

0428 854 020

mike.bowyer@ptlincoln.rh.com.au

Call Mike on 0428 854 020 to organise an inspection.