



**COFFIN BAY**  
161 Esplanade

3  1  4 

## Esplanade Surprise

Are you looking for a low maintenance home/holiday house in the centre of Coffin Bay, within walking distance of the Yacht Club, General Liquor Store & Hotel, then 161 Esplanade could be the place for you!

The three rooms across the front comprised one of the original Post Office premises, and later more rooms were added, comprising two bedrooms, bathroom laundry and central entry room.

The present owners have added verandah/pergola areas around the house, and a double carport attached to the back of the house which doubles as a massive entertaining area.

Vehicle entry to the property is by way of a registered right of way from Lear Street which leads to a large (6m x 9m x 3m high) shed which will easily house both your caravan and boat and has many power points including one 15 amp point.

A smaller raised shed which originally was a Fuel Depot shed, now serves as a garden shed.

The home is serviced by two poly tanks with capacity of 4,000 gallons of rainwater. If you should happen to use all the rainwater then plumbing has been installed to switch over to town supply.

Watering of the front lawn area has been simplified with a pop-up sprinkler system.


What a perfect investment.

Contact Mike Bowyer on 0428 854 020 for more information and to make an appointment to view.

|                      |            |
|----------------------|------------|
| <b>Property ID</b>   | L448598    |
| <b>Property Type</b> | House      |
| <b>Garages</b>       | 4          |
| <b>Land Area</b>     | 1000.0 sqm |

### AGENT

**Mike Bowyer**

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