

**713 Beegoodye Wells Road, Minlaton, SA, 5575**

**HARRIS**

**House For Sale**

Thursday, 24 October 2024

713 Beegoodye Wells Road, Minlaton, SA, 5575

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

**A once in a lifetime opportunity awaits.**

If you haven't heard of Cockle Beach before, you won't soon forget.

Poised on the western coastline of Yorke Peninsula, a comfortable drive from Adelaide, 5 minutes from Minlaton, it's the ideal blend of sweet seclusion and amenities in easy reach.

Properties in this location are normally passed down by generations and now the opportunity is yours to create your own story.

We are proud to present 713 Beegoodye Well Road, Minlaton (Cockle Beach) to the open market.

As you turn off the road, you will enter the most secluded location where the dirt meets the sea, 3 spacious bedrooms, a generous lounge with extensive windows capturing the unique outlook, an open plan kitchen and dine surrounded by verandahs to enjoy the prized outlook on offer- all sited on 762m of absolute beachfront land.

Shedding is supplied by a 7.6mx6m garage along with ample rain water.

Endless kilometres of scenic shoreline are right at your doorstep for summers spent in the water or winters serenity. Whether it's observing the local birdlife, fishing for your next catch, kayaking, swimming, or building sandcastles, you'll never find a more versatile or picturesque front yard.

Best offers by 1pm Tues 12th of November 2024

Price guide: \$690,000

**Specifications:**

CT / 5834/927

Council / Yorke Peninsula

Zoning / RuShS

Built / 1990

Land / 762m<sup>2</sup> (approx)

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Minlaton District, Warooka P.S, Yorketown Area School, Curramulka P.S, Stanbury P.S, Central Yorke School -Point Pearce Campus, Central Yorke School, Ardrossan Area School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409