

3 Cohen Ct, Commissariat Point, SA 5700**\$325**House **3**  **1** **3 Cohen Court, Commissariat Point**

This absolute waterfront home is the place to be as is away from the hustle and bustle of city life and is only 17 kilometres from the CBD. There are three bedrooms with master having a walk-in wardrobe and the bathroom is two-way catering for all without disturbance. The design is great as kitchen, dining and both living areas all take in what some people suggest are the greatest views in Australia with magic sunrises, sunsets on the Flinders Ranges and the Upper Spencer Gulf. The home boasts air conditioning, ceiling fans, gas heating and two separate decking areas overlooking these stunning views. The rear alfresco area is the place to be for the inclement weather and car and boat storage won't be a problem as there is a carport and a double lock-up garage all under main roof. A large 20 m x 30 m shed is at the rear of the property for the larger boat or just a great storage area. Water storage is great with approximately 100,000 litres on site and with easy delivery if ever running short. Launching and retrieving the boat is a breeze with a ramp right at your front door ready for all water sport activities, fishing, crabbing or squidding and the kids will love exploring through the mangroves or just out having a swim. *PETS ON APPLICATION TO OWNER*

Open for Inspection

By Appointment.

Listed By

The Office

Phone: (08) 8642 3322

