



2 Godwit Court, Thompson Beach

Peaceful Seaside Retreat

Nestled in the relaxed coastal community of Thompson Beach, this inviting, affordable 3-bedroom home is the perfect escape-whether you're looking for a permanent sea change, a weekend getaway, or an easy-care holiday investment. Set on a generous corner allotment of Heron and Godwit, approximately 1,133sqm, the property offers both comfort and space.




Step inside from the semi-covered front deck and you'll find a warm, open-plan kitchen, meals and a living area, while timber raked ceilings flow throughout the home creating character and charm. Year-round comfort is assured with a split-system air conditioner in the main living zone.

All three bedrooms are generously sized, with the master including a wardrobe, and each is large enough to accommodate queen beds.

Outdoor entertaining is a delight with a bluestone-paved undercover veranda- a perfect spot to gather with family and friends on summer evenings.

Additional features include:

- Built 1999
- 131 sqm living

3  1  0 

FOR SALE
CONTACT AGENT

AGENTS

Darren Hutton
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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Approx. 3.5m x 6m shed for storage or hobbies
- Ample room for caravans, boats or extra vehicles
- Located just a 45-minute drive from the CBD and a convenient 10-minute drive from the township of Dublin, you can enjoy the best of both worlds- serenity at home with city conveniences within easy reach.
- The Thompson Beach community offers fishing, crabbing, and plenty of summer beach fun.
- Land Size: 967m² (approx.)
- Living size: 90m² (approx.)
- 38,000L rainwater tank plumbed to the home
- No mains water to the property

Here's your chance to secure a coastal escape. From a full-time seaside home to a holiday retreat or investment, this property offers flexibility and an easy-going lifestyle. Affordable and just a short walk from the beach, it's coastal living made simple.

For any further information or to make a time to inspect this property, please contact Darren Hutton on 0408 086 249.

CT/ 6051/721

Land Size / 1133m²

Council / Adelaide Plains

Council Rates/ \$375.85 per quarter

Year Built / 1999 (approx.)

Zone/ Rural Settlement

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MORE DETAILS

Property ID	1VKJG54
Property Type	House
House Size	131 m ²
Land Area	1133 m ²
Including	Air Conditioning Built-in-Robes Water Tank

Darren Hutton 0408 086 249

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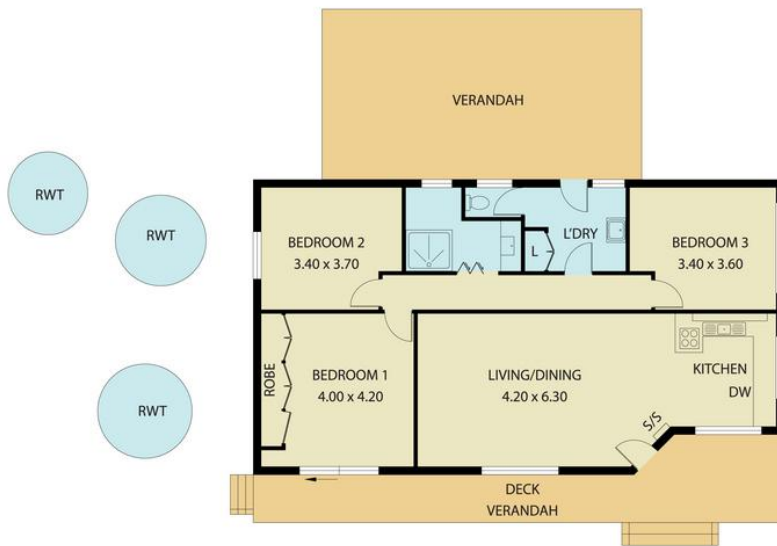
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2 Godwit Court,
THOMPSON BEACH



Living:	98.005QM
Verandah:	57.515QM
TOTAL:	155.515QM

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.