



63 Turner Street, Augusta

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### Private Cottage on Big Block

Set behind a screen of mature peppy trees you may not even notice this quaint timber cottage is there. But once you enter the property, wander out onto the rear deck and take in the expansive ocean view then you can really start to appreciate how special the location of this property really is.

With two bedrooms, lounge and kitchen/dining, the property is of a good size. The hot water and cooking are all on gas, the wet areas are all tiled and the kitchen has hard wearing vinyl flooring. The lounge has a wood combustion fire to keep you cosy on those rainy winter days while you look at the view and listen to the rain patter on the roof.

The home is timber framed and built on stumps so there is a very good chance the flooring under the carpet is suitable for creating a beautiful timber floor. Built circa 1970 this original timber cottage is ripe for a new owner to upgrade it to something really special. The bones are here, it just needs your touch.

A current tenancy ensures you have an income while you consider your options.

An added bonus is the land is of a size suitable for subdivision and the current owner has previously gained a subdivision approval (now lapsed) which they will share with the successful buyer.

So take advantage of the full potential of this gem of a property and call me for an inspection.

 1,426 sqm

**\$534,000**

ID# 11049123810



**Kelly Donaldson**  
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