

## Middleton | 3 bedrooms | 2 bathrooms | 4 car spaces

Property for sale in Middleton - **\$849,500**

### HOLIDAY VIBES YEAR ROUND - WALK TO MIDDLETON BEACH!

- Private living plus holiday letting potential
- Versatile home perfectly positioned to renowned surf beach at Middleton Point
- Formal lounge and centrally located kitchen/meals area
- Three good sized bedrooms (Downstairs master has BIR's and the upstairs 'guest' bedroom has access to the balcony and great views)
- Fully self-contained upstairs addition with private access, bedroom, spacious living area, kitchenette, bathroom and large balcony
- Upstairs section of the home presents an excellent opportunity for Airbnb, holiday letting or private area for extended family or friends
- Relax and enjoy the 700m2 allotment with gardens set up for easy maintenance
- Ample outdoor space for barbeques and gatherings
- Substantial shedding with power, ideal for tradespeople, hobbyists, or extra storage
- A unique games room/bar offers a quirky space to unwind and party
- Large rainwater tanks are connected to the whole house (excluding toilets) to supplement the mains water supply
- Plenty of room for undercover parking

This property offers a relaxed coastal getaway just moments from the beach, with the option of generating income from the self-contained upstairs section.

Just a short walk to local amenities, including Pipi's cafe, local bakery, supermarket, surf shop, Middleton Tavern, pharmacy and medical centre.

Phone Kevin Walter today to organise a personal inspection.

We currently have a large range of homes in Unley and Mitcham Council areas. To inspect a listed property, call Walter & Irvine on (08) 8272 9277, or email us via [sales@walterirvine.com.au](mailto:sales@walterirvine.com.au).

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