

**1 Dodson Road, Encounter Bay, SA 5211**



**House For Sale**

Wednesday, 8 January 2025

**1 Dodson Road, Encounter Bay, SA 5211**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 910 m2**

**Type: House**



Paul Smith

## **\$630,000 to \$670,000**

Welcome to this single-level brick veneer home, perfectly positioned to capture sea views from multiple vantage points, including the master bedroom, a second bedroom, the lounge, dining area, kitchen, and the charming front verandah. Situated on a generous 910 sqm (approx.) corner lot, the property boasts excellent access. A half-round concrete driveway welcomes you at the front, while White Crescent provides direct access to the rumpus room, double garage, and additional secured space for a trailer, small van, or boat. The home features impressive 2.7m high ceilings and a light, airy décor throughout. The bedrooms are newly carpeted, while the lounge, dining, and kitchen areas are fitted with stylish floor tiles. A reverse-cycle split system air conditioner ensures year-round comfort, plus a 12 panel solar electric system and a solar hot water system for energy efficiency. All bedrooms are equipped with built-in robes and external roller blinds. The master suite includes a ceiling fan, a neutral-toned ensuite, and an incredible view of Granite Island—a perfect way to start your day. The second bathroom is generously sized, featuring a corner bath, shower alcove, vanity, and a separate toilet. The home offers ample storage with built-in cupboards in the laundry and a four-door hallway closet. A rear verandah and courtyard seamlessly connect to the spacious detached brick games/rumpus room—ideal as a teenager's retreat or a creative studio. The double garage with dual roller doors, storage shed along with dedicated space for a trailer, small van, or boat, ensures all your parking and storage needs are met. Enjoy an unbeatable lifestyle with the seafront, Encounter Bay boat ramp, Yilki General Store, and Beach House Café all within easy reach. It's time to embrace the coastal charm and relaxed living that Encounter Bay has to offer. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833