

11 Battye Road, Encounter Bay, SA, 5211

P.J.D. REAL ESTATE

House For Sale

Wednesday, 18 December 2024

11 Battye Road, Encounter Bay, SA, 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Type: House



Joanne Dean
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Sensational Sea Views

And just meters to the beachfront.

What more could you want?

What a fantastic opportunity to live in beautiful Encounter Bay, gaze at the stunning views all day long, take a daily stroll along the water's edge, enjoy a meal at Whalers just up the way & take the boat out whenever you desire!

Your dreams of living at the beach are finally over!

• Available to inspect by appointment - please call Joanne on 0407 524 401 to arrange.

Positioned upon the favoured high side of Battye Road & just a short 160m stroll from the water's edge, this inviting home typifies what elevated Encounter Bay stands for. A perfect seaside haven, with heaps of future potential.

Picturesque scenes across Encounter Bay to the ocean and beyond will captivate your senses as you enjoy your new holiday destination or everlasting lifestyle on the beautiful south coast.

Unspoiled, meticulously maintained & lovingly cherished. Well presented with nothing to do except enjoy.

Set on a traditional and generous allotment, surrounded by extensive gardens both front & rear with privacy hedging & covered veggie beds in the back, & lush lawns with easy care natives to the front.

A classic, quality-built home enjoying vast amounts of glazing spanning across your front elevation. This welcomes the fantastic views inside to your formal living & dining & the spacious master bedroom.

Your full-length front verandah provides yet another perfect location to sit & appreciate the stunning vista. This front verandah opens you into a spacious home. All on 1 level.

Step into the home via a wide formal entrance foyer & through into the centrally located lounge room, partaking in the spectacular views. A generous & light filled room with soft carpeted flooring. Adjoining your dining alcove also basks in the views. Step onto the balcony via the sliding glass doors. To the rear is a practical, but well-planned timber toned kitchen. Offering you good storage options with some overhead & plenty of under bench cabinetry. Generous fridge space & convenient wall oven with electric cooktop. The sink enjoys window views to the rear garden & the bluff in the distance. The island bench is positioned to look across the dining table & out to the sea.

Your master bedroom is also situated to absorb in the fantastic views at the front of your home, via the large bay window. Another generous & light filled room, with extensive built-in robe storage. Cleverly designed secret doors hide access to a private ensuite bathroom.

To the rear of the home is a 2nd living area / tv rumpus room. Patio doors open out to a rear balcony with elevated views of the bluff. 2 further guest bedrooms are equipped with built-in storage & a natural toned family bathroom are accessed from this family area.

The home is fitted with ducted R/C air conditioning, zoned throughout for your comfort. A short corridor linking the kitchen with this family room is lined with storage cabinets. Timber stairs lead to the lower-level garaging with laundry room & under-croft storage area / workshop.

The UMR garage fits 2 vehicles with auto roller doors to the front driveway elevation. Extensive paving out front supplies extra off-road parking for visitors. Paved pathway winds through the front gardens to the balcony & front entrance for easy access.

A carport on the side of the home supplies extra undercover parking for a 3rd vehicle / OR YOUR BOAT! There is

drive-thru access into the back yard under the carport. This space is private & secluded & secure, with screening hedges, soft lawns & veggie gardens under netting.

A perfect holiday retreat, or your new permanent seaside residence with potential to modernise to your own taste. Guaranteed everlastingly views over the Fleurieu coastline beside the rural valleys encourages an excellent future return on this positive & sound investment today.

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