

**17 Lord Hobart Cres, Encounter Bay, SA, 5211**

NEWTON  
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**House For Sale**

Sunday, 6 October 2024

17 Lord Hobart Cres, Encounter Bay, SA, 5211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## COASTAL BEACH HOUSE.

Timeless charm meets prize location. (E.O.I. offers by 8th of November 2024 12pm, unless sold prior.)

Ready to place your touch on this double storey beach house abode. Positioned on a sprawling block size of approximately 920m<sup>2</sup> and located opposite a leafy public reserve and playground. The home is just a two street stroll away from the soft sands of the seafront, where you can also visit a couple of cafes for your morning coffee or a light lunch. Also nearby is the boat ramp and Whalers Resort. The home has been in the family for many years as the holiday beach house where many family memories have been made.

Features 4 bedrooms, two on each level with 2 bathrooms and 2 living areas. Easy access to the home via a ramp that leads to the upper level balcony and back door. An internal spiral staircase joins both levels with high ceilings and raked ceilings with exposed beams plus feature brick walls.

### KEY FEATURES:

Raked ceilings and exposed beams on the upper level.

2 x Split system air-conditioners.

Upgraded floating floors.

Front and back entertaining balconies.

Garden shed.

Drive thru- single carport.

Price Guide: \$780,000 - \$820,000

The property is currently tenanted till the 14th December. \$410pw

Property Code: 241