

**18 Mabel Street, Beachport, SA, 5280**

**House For Sale**

Wednesday, 18 December 2024



**18 Mabel Street, Beachport, SA, 5280**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Type: House**



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## Scandinavian Inspired Modern Masterpiece

Welcome to 18 Mabel Street, Beachport South Australia.

This Scandinavian inspired modern masterpiece is presented immaculately inside and out and is ready for you to call home.

The build was completed in 2020 and no stone was left unturned in the crafting of this home.

Entering the property via the automatic opening gate, the architectural design becomes apparent. Featuring a soaring raked roof line, moody toned panelling topped with wood and beautiful slanting wooden pillars, it is a true sight to behold.

From the entry way the Scandi vibes hit hard. Separated into two separate wings, the front of the home could easily be converted to a holiday stay. Through from the left of entry is the grand living area. Straight away the eye is drawn up to the raked ceiling with white washed wood panelling and two huge feature fans. The warm burnished concrete floor, which is a feature throughout the home catches your eye next and offers a subtle industrial feel across the home.

The kitchen is a modern, paired back gem. Featuring sleek cabinetry, earthy timber bench tops, dual ovens, dish draw dishwasher, induction cooktop and picture window for the splash backs. Double glazed windows, clean white walls, over height doors and wall lights adorn this area and carry across the entire home. While the home has been designed with passive temperature control in mind, the reverse cycle air conditioner will take care of things on those hotter and cooler days.

The master bedroom offers ensuite with shower, toilet and vanity, walk-in robe. The reverse cycle air conditioner located here will keep you comfy at night. The lounge area sits off the living and could easily be utilized as a fourth bedroom. Rounding out this wing of the home is the beautifully styled laundry and powder room.

Over to the right wing of the home, the living room divides two ample size bedrooms. The living room includes separate external access via a glass door and a reverse cycle air conditioner. The second bathroom can also be found here which includes, shower, toilet, and vanity.

Exiting the home via the glass doors at the rear, you are instantly drawn to the large shed at the rear of the property. And what a shed it is! Tying in with the raked roof design of the home, the 12m x 11m shed also offers a raked roof line allowing 3.5m clearance at the three auto roller doors along the front. The boat and caravan can fit easily in this one with room to spare. Internally, the shed continues to offer a bathroom, separate toilet, kitchenette, benches, shelving, even an ethernet connection from the house.

Entertaining is a breeze here, soak up the sun in the outdoor entertainment area, with its easy connection to the home, serving Christmas lunch is a breeze. As the sun sets, and the temperature drops head into the shed and let the festivities roll on.

A cleverly hidden gated utility area is located alongside the shed and includes raised garden beds, under cover potting area, water tanks and bore. A gate allows access to the nature reserve at the rear of the property.

This home represents a truly unique opportunity to secure your dream home in one of Australia's best kept secrets - contact us now!

### GENERAL PROPERTY INFO

Property Type: Timber frame, panel and iron roof

Zoning: Neighbourhood

Council: Wattle Range Council

Year Built: 2020

Land Size: 1011m<sup>2</sup>

Lot Frontage: 21m

Lot Depth: 50.7m

Aspect front exposure: Southwest

Water Supply: submersible bore to yard including pop up sprinklers, 2 x 22,500l rainwater tanks to house.

Solar: 36 panel 10kw system

Services Connected: Power, Town Sewerage scheme, NBN

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