

# 2 Butterfly Court, Hayborough, SA, 5211

## House For Sale

Sunday, 3 November 2024

NEWTON  
&CO

2 Butterfly Court, Hayborough, SA, 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

## LIFE STYLE CONVENIENCE & LIGHT-SPILLING SEASIDE HAVEN.

Just a tiptoe from the soft sands of Chiton Beach inviting salty dips and sun-kissed, ocean walks morning to afternoon, 2 Butterfly Court captures a sparkling modern contemporary base in this whisper-quiet pocket of Chiton. A manicured corner-block beauty, discover a light-filled haven gliding across glossy timber floors, and where a supremely spacious open-plan entertaining headlined by a bright and airy chef's zone has all the room for helping hands letting you settle into your seaside life in social style.

With a sweeping outdoor entertaining adding to the everyday hosting pleasure, or just a sunny space to savour morning coffee routines and fresh air lunches with loved ones, three bright bedrooms, including a generous master with private ensuite, separate lounge to curl up with a winter cuppa, zone ducted AC and gas fireplace this is picture-perfect living without skipping a beat.

Pulling you away from your beachside base may be a tall order, but this central South Coast address has you in good hands when you do. A leisure stroll to Chiton Rocks SLSC for a quick bite and coffee, a zip to Port Elliot and cosy Horseshoe Bay, or find all the lifestyle convenience of vibrant Victor 7-minutes from your door.

### KEY FEATURES

Beautiful open-plan living, dining and spacious kitchen combining for one stellar social hub

Quality foodie's zone with great bench top space to serve and scan, abundant cabinetry and cupboards, dual sinks, gas cooker and in-wall oven

Lovely second lounge for more excellent space to entertain or unwind

Glossy solid timber floors, ambient LED downlights and graduated ceilings

Generous master bedroom featuring ceiling fan, WIR and private ensuite

2 additional ample-sized bedrooms, both with handy BIRs

Light and bright family bathroom featuring separate shower and bath, as well as separate WC and powder

Family laundry, ducted AC, and cosy gas fireplace in main living

Excellent outdoor entertaining area with all-weather verandah and loads of room to furnish as you please

Established low maintenance backyard with kid and pet-friendly lawns

Double garage, wide driveway and charming frontage flourishing with flowering plants and natives

### LOCATION

A mere two streets back and 250m from Chiton Beach for incredible seaside access

Enjoy morning coffee, weekend brunch or impromptu dinners at Chiton Restaurant and nearby SLSC bot a leisure stroll away

Moments to your local ALDI, Coles and Bunnings for all your everyday shopping essentials

A short drive to Port Elliot's famed bakery, Flying Fish Café and family-friendly Horseshoe Bay

Moments to McCracken Golf Club for a weekend hit, and a 7-minute zip into Victor for all your cafés, restaurants, boutique shops and weekend entertainment

#### SPECIFICATIONS

CT - 5950 | 328

LAND SIZE - 504 sqm

YEAR BUILT - 2007

COUNCIL - Alexandrina

COUNCIL RATES - \$2,673.35 per annum

BUILDER - Hickinbotham

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Property Code: 246