

21 St Nicholas Avenue, Port Willunga, SA, 5173

House For Sale

Wednesday, 18 December 2024

21 St Nicholas Avenue, Port Willunga, SA, 5173

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Allison Blight

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Stylish Retreat in Superb Beachside Location

Dive in and embrace the seaside vibe of this fresh, architecturally renovated beachside cottage.

This charming cottage has been modernised with style and grace, inspired by the sensational Port Willunga beach and the rural aspect of the adjacent park.

Enter a sunny and relaxed open plan living and dining area, warmed by a wood fired combustion heater. French doors open to a north facing outdoor deck and pergola, built to enjoy the garden and the spectacular sunsets over the adjacent park.

The natural white and timber kitchen features deep drawers and timber bench tops, a pantry, a white granite sink and chic brushed brass tapware, white appliances including an oven and stove, and an integrated dishwasher. The splashbacks add another subtle layer of texture with handmade Spanish tiles. A bespoke cupboard conceals the European laundry facilities.

Accommodation includes a master bedroom with built in robes and an elegant ensuite with a rain shower head, and two more bedrooms with robes. The sophisticated main bathroom has brushed brass fixtures, a fluted wall hung Bondi Vanity with a terrazzo basin and marble top, and a spacious shower with terrazzo style tiles inspired by Port Willunga's white sandy beach.

This is an exciting opportunity in a quiet and sought after street. Perfect for a holiday retreat or home, and an ideal investment to enjoy now with potential to develop and build another day in this sensational and tightly held area.

The property already has subdivision approval in place. A rental appraisal is available.

It is only a 10 minute stroll to the stunning beach. Port Willunga has soft white sand and crystal-clear waters, and is perfect for swimming, surfing, snorkelling, fishing, kayaking and stand-up paddle boarding. This beautiful bay is ideal for families and offers plenty to discover and enjoy, including ancient fossils, reefs, shipwrecks and old jetties.

Walk to the Aldinga village's cafés, restaurants, boutiques and schools. Convenient to McLaren Vale wineries and cellar doors, and fabulous wine, food, music and art, Willunga Farmer's Market and Golf Course and only about 45 kms from Adelaide.

Highlights:

- Designer lighting and timber floors throughout
- Wood fired combustion heater and ducted evaporative air conditioner
- Outdoor entertaining deck
- Secure property with lockable gates and all new fencing
- Fully irrigated garden, including established fruit trees, native planting, lawn and silver birch trees
- Outdoor hot water shower
- Adjacent to St Nicholas Reserve
- Short 10 minute stroll to beach access and the Star of Greece Restaurant and Café
- Subdivision approval in place
- Rental appraisal available

Specifications:

CT / 5441/635

Council / Onkaparinga

Zoning / General Neighbourhood

Built / 1977

Land / 780m2 (approx)

Frontage / 18.29m

Estimated rental assessment /\$580-\$600 per week/Written rental assessment can be provided upon request

Nearby Schools / Aldinga Beach P.S, Aldinga Payinthe College, Seaford Rise P.S

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