

**37 One and All Drive, Cape Jaffa, SA, 5275**



**House For Sale**

Monday, 18 November 2024

37 One and All Drive, Cape Jaffa, SA, 5275

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Stunning modern family home with ocean views and access to the Cape Jaffa marina**

Ray White Mt Gambier is pleased to present 37 One and All Drive, Cape Jaffa, for sale.

This modern family home is an ultimate lifestyle property located within the Cape Jaffa Anchorage development. Its prime position directly overlooks the ocean and the marina's entry. The property benefits from incredible private access to the sandy beach and fantastic outdoor entertaining areas where you can sit and relax as the sun sets.

Cape Jaffa offers a gorgeous seaside lifestyle sitting on the point between Robe and Kingston, the gateway to the Coorong National Park. It is also a fantastic spot to enjoy local wine from the Mount Benson wine region. It boasts famous wineries and cellar doors, including Cape Jaffa Wines, Norfolk Rise Vineyard, Mount Benson Wines and Wangolina.

If the fruits of the vine don't tempt you enough, the fruits of the sea definitely will. With beautiful waters home to incredible marine life, you'll enjoy secret fishing spots, protected swimming beaches and local tales around the campfire.

Whether purchasing as your permanent address or the perfect holiday home, the incredible views are just the beginning of this escape to paradise. The house is constructed with the landscape in mind, combining sandy stone with timber and iron to complement the surroundings. The exterior features lots of glass to ensure optimum ocean views and natural light. The interior boasts a modern design with beach-inspired character floorboards throughout.

Entry to the house is via a low-maintenance crushed stone garden, with a contemporary garage under the main roof that provides internal access. A central door opens into the hallway, which accesses the family room/spacious fourth bedroom and two double bedrooms, with the main bedroom positioned for ultimate ocean views at the rear of the house. The family room overlooks the front of the house with a trio of windows and is comforted with ducted heating and a ceiling fan. Each bedroom also boasts modern ceiling fans, built-in robes, large windows with blind coverings and pristine white ceilings and walls.

A generous laundry sits between the front two rooms. It provides a wall-to-wall linen press, a bench with storage and a wash basin, contemporary tiling and a convenient exterior door.

The stylish family bathroom sits opposite and offers a wet room design-perfect for washing away sand and salt after a day on the water. It features a large floating vanity with ample storage, a large mirror, and an above-bench basin. A large glass-frame rain shower sits adjacent to the tiled-in bath, and a toilet sits at the far end.

The end of the hallway opens into a gorgeous living room, dining room, and kitchen that overlooks the timber deck and ocean beyond. The kitchen boasts a stylish and functional design, with a breakfast bar accommodating a double sink, a dishwasher, storage cupboards, modern tapware, and pendant lighting. The rear wall incorporates a central oven and electric induction cooktop with a full-width tiled splash back. It is surrounded by above- and below-bench cabinetry, with a fridge recess to the far end.

A dining area sits before wrap-around windows with sliding glass doors to the right and full-width cathedral-style windows at the rear of the house, where the living area spills out onto the deck. A striking industrial ceiling fan provides comfort and adds incredible character to this alluring space. The main bedroom sits just off the living room, overlooking the ocean via large windows with blind coverings. It also offers built-in robes and has a stunning ensuite with a floating vanity, a rain shower and a toilet.

Outside, the world is your oyster - and you can consume it on your private deck as the boats roll in and the horizon spreads out beyond the waves. Sunsets don't get better, and beach access is as easy as stepping over strategically placed stones for a sneaky midnight skinny dip or early morning swim for ultimate refreshment.

This unique property is the investment of a lifetime. Enjoy leisure and family time with the option for holiday let income

(STCA) with stunning natural attractions in every direction.

Contact Karyn and Nedd at Ray White Mt Gambier to discuss this incredible opportunity and book a viewing so you can experience what it would be like to be on holiday every day. RLA 291953

Additional Property Information:

Land Size: 770m2