

**67 Burks Island Road, Beachport, SA, 5280**



**House For Sale**

Thursday, 24 October 2024

67 Burks Island Road, Beachport, SA, 5280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Leearna Roberts  
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## Stunning modern home on acreage, just minutes from Beachport's picturesque coastline

EXPRESSIONS OF INTEREST BY FRIDAY 12PM 29TH NOVEMBER 2024 (UNLESS SOLD PRIOR)

Ray White Mt Gambier is pleased to present 67 Burks Island Road, Beachport, for sale. Are you dreaming of a rural seaside lifestyle with the conveniences of a small fishing town? This property ticks all the boxes with a spacious, near-new, four-bedroom home, massive shedding, and acreage just moments from the Beach. The pretty seaside town of Beachport is a 5 kilometre drive from the home. The township is a haven for families enjoying an ocean lifestyle, including fishing from the famous Beachport Jetty and Rivoli Bay, surfing, paddle boarding, windsurfing and swimming.

The town offers excellent sporting facilities, eateries, and shopping. The Beachport Primary School and Kangaroo Inn Area School provide fantastic opportunities for children and teachers within a friendly and supportive community environment.

It is accessed via a sweeping driveway leading to a stone and paver walkway, an oversized single garage under the main roof, and the rear of the property, where it accesses the shed/workshop.

A contemporary mixed material façade with a covered portico opens into the entry hall with a stunning, light-filled open plan living room, dining room and kitchen ahead.

The front-facing main bedroom sits directly to the right of the entry hall. It offers a large window with blind coverings, ceiling fan, and soft carpets for comfort. It has a fitted walk-in robe and gorgeous designer ensuite bathroom. The ensuite is beautifully tiled and has a walk-in rain shower, toilet, a generous vanity with storage, semi-integrated basin, and a mirror.

A spacious, carpeted family room sits opposite, overlooking the front garden via large windows with blind coverings. Three generous bedrooms sit to the left of the house, with bedrooms two and four overlooking the front garden. Bedroom three looks onto the side of the property and sits adjacent to the family bathroom.

All bedrooms are carpeted for comfort and offer built-in robes and blinds for privacy. Bedroom four, just off the central living room, is ideal as a home office or nursery.

The bathroom offers a practical three-way design with modern tiling and tapware. The powder room provides a full-width vanity with storage, mirror, and private toilet with frosted windows. The wet room features a glass-frame rain shower with a niche, towel rails, and separate bath that also features a low-set niche for convenience and a large frosted window offering optimum light.

The centre of the home features timber-look vinyl floors and downlights accompanied with dimmers for comfort. It is comforted by a slow-burning fireplace and a ceiling fan. Dual-aspect windows surround the spacious kitchen and dining areas, providing views of the property and the alfresco dining space, which is accessed through sliding glass stacker doors.

The kitchen boasts solid above- and below-bench cabinetry, worktops, and a central breakfast bar with stylish pendant lighting. A double sink with an under-bench dishwasher overlooks the alfresco. The cooking appliances include one and a half stainless steel wall oven/grill combination and a central gas cooktop that benefits from views over the vast paddocks beyond. A splashback provides a subtle contrast against the soft-touch above-bench cabinets. The walk-in pantry offers lots of storage.

The spacious laundry offers a linen press, full-width bench with storage, a washing machine recess and wash basin. It accesses the secured fenced backyard and is adjacent to one of the internal garage doors.

The alfresco area is under the main roof and overlooks the fully fenced property. The sound of waves crashing just beyond will soothe you through the night, and the surrounding views provide the ultimate backdrop for barbecues and entertaining. The property additionally features two rainwater tanks and a bore water system.

With Beachport just a few kilometres away and Robe, Southend and Millicent a leisurely drive - there is endless potential for families desiring an escape, while enjoying the opportunities of work, schools and recreation. The property is pet-friendly, with the potential for a hobby farm and home-grown produce.

Contact Tahlia and the friendly, professional Ray White team to learn more about this incredible listing and book a viewing of the property today. RLA 291953

**Additional Property Information:**

Age/ Built: 2021

Land Size: 2.77 acres

Council Rates: Approx. \$609 per quarter.

Rental Appraisal: A rental appraisal has been conducted for the property if this is of interest to you we can discuss it and provide further information.