

70 Montpelier Terrace, Port Elliot, SA 5212

House For Sale

Tuesday, 7 January 2025

70 Montpelier Terrace, Port Elliot, SA 5212

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 711 m2

Type: House



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Nick van Vliet

Superb beachy retreat, a stroll from the bay

Just a stroll from Port Elliot's famous Horseshoe Bay, it's only fitting this C2020 4-bedroom home oozes those beach shack vibes, making every moment as laid back as fish and chips on the foreshore or a morning swim while the kids jump from the jetty. If you think the lifestyle sounds good, you'll love the way this bright and airy weatherboard home embraces its northern orientation with a series of picture windows and separates its expansive open-plan living zone from the rest of the home via an ingenious breezeway. It's a beautiful life. Home;

- Stop to appreciate a classic weatherboard-style facade with a pitched roofline and neutral tones
- Step through its blue entry door to discover that crowd-pleasing family room with Quickstep laminate floors, high ceilings and those light-grabbing windows/doors that connect effortlessly to the outside world
- The definition of open-plan, the fully-equipped kitchen blends seamlessly with the family room and features a dishwasher, breakfast bar, plenty of storage and gas cooktop
- Configure the free-roaming living room space to your liking - there's plenty of room for your couches, dining table and more
- Cross the threshold of that cooling breezeway to uncover yet another living zone and a wing dedicated to a good night's kip
- The additional living zone ensures you can escape the rest of the family with an engrossing book, embark on a movie marathon, segregate the kids or utilise it as a guest bedroom at the drop of a hat
- With its own ensuite, large dimensions and north-facing glass doors that provide exclusive access to your gorgeous garden setting, you'll love rising and resting here
- Three additional bedrooms makes this a bonafide family home and sit just steps from the slick 3-way main bathroom with walk-in shower and bathtub
- A separate laundry comes with external access to double up as a mud room

Outdoors;

- Lap up the freedom of a large, deep parcel with dual access and enough room to park a caravan or boat at its rear
- Fully irrigated lawns wait intently for epic summer cricket battles
- Wash the sand off under the heated outdoor shower
- Pick straight from your very own fruit, and herb garden, including figs, apricots, plums, lemons, peaches, nectarines
- Watch your native garden attract native birds and blue wrens
- A large lockable storage shed/workshop has your boogie boards, big toys, fishing gear and more covered (literally)
- Plenty of room for a BBQ and trampoline

Services;

- Efficient split R/C
- Mains electricity connected
- Mains water connected
- Rainwater tank (1000L)
- New 7.1KW reverse cycle R/C
- Automatic watering system

Location;

- Ideally placed within a 15-minute walk of Horseshoe Bay and just moments from Port Elliot's famous bakery and main street
- Metres from access to local school, oval and dog park
- 10 minutes to Victor Harbour
- 12 minutes to Goolwa Beach
- 35 minutes to Carrickalinga Beach
- 50 minutes to Mount Barker
- 70 minutes to Adelaide

Whether this is a chance to escape the city for a regular break or something to call home-sweet-home forever, where else would you rather be. Come check it out; you're gonna love it!

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