

**8 Backler Street, Robe, SA, 5276**



**House For Sale**

Sunday, 3 November 2024

8 Backler Street, Robe, SA, 5276

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Expansive Character Home- Charm and Privacy, Marina Precinct Robe

AUCTION 12PM FRI 13 DEC 2024 ( UNLESS SOLD PRIOR )

At Ray White on the coast, Karyn and Nedd are thrilled to bring to market 8 Backler Street, Robe. Nestled between the Marina and West Beach, this sheltered home and expansive block ambles over three titles, in a prime location of Robe, SA.

Homes in Backler Street are esteemed and coveted, rarely coming to the market at this level. This beautiful street boasts Holiday Homes sometimes shared as holiday rentals, and many residential homes. This area boasts coastal living for those wanting a little more to enjoy.

Robe has become one of South Australia's leading tourist destinations along our Southern Ports coastline but has also attracted many retirees and families to live in their 'forever holiday place'. With a variety of high-quality clothing, hardware, surf and homeware shops, restaurants, medical and dental services, a fabulous marina, many beaches both recreational and surf, a cinema, beauty salons and more, Robe has everything in a quaint yet progressive town.

Architecturally speaking, this home is unique and impressive. Feature walls, a lovely build, high-raked ceilings, the modern centrally located kitchen and open living are welcoming and comfortable, with ambience and charm. The bedrooms are designed in separate 'wings' or sections, adjacent to the main living areas, yet private and offering quiet retreats. The study could easily be converted into a fourth, single-bunk bedroom. The main, with a generous walk-in robe and modernised bathroom.

External doors to the rear yard are enjoyed from the main bedroom, via the hallway in the second bedroom 'wing' and through the laundry near the third bedroom. The entire back of the home, with bedroom and bathroom sections, have windows that take in views of the rear lawn and rock wall garden, picturesque and well-established. Just divine! Meanwhile, the living area and kitchen views take in the lovely front lawns and Olive tree lined frontage to the property.

The generous living areas at either end of the home allow larger families or groups the opportunity to relax or entertain together, or in their own space, with room for choice.

With air-conditioning and a large wood fire in the main kitchen/living area, accompanied by a solid build and insulation, the home remains at a fabulous living climate year-round. A second wood fire can be enjoyed in the front living space.

Please enjoy the photos, floorplan, and video of this fabulous property, assisting you with your choice to invest in a large portion of wonderful Robe, on the Southeast Coast of SA.

Things we love about the property:

- The location! Nestled between the Marina and West Beach
- 5 mins walk from the Robe Hotel, Marina, and Medical Centre precinct.
- 5 mins walk from the golf, football/netball/tennis precinct and skatepark.
- 5 mins walk from popular West Beach
- Over three titles- Buy the two-house blocks or all three!
- Build on or sell the third title with shed, garden, chook yard and cellar.
- Wind protection from the rear rock wall/garden.
- Two open, large living areas
- High, raked ceilings
- Modern kitchen. With Gas top cooking and hot water system (instant gas), electric oven
- Main bedroom with modern ensuite and walk-in wardrobe
- Stone, brick and feature walls
- Tiled roof, perfect to stand up to seaside elements
- Wood fires- both living spaces
- Air conditioner

- Large under roof double garage, with internal access and electric roller doors.
- CELLAR! Nestled in the rear rock wall of the yard-perfect constant temperature
- Large rainwater tank- (shed title block)
- Large covered outdoor entertaining area
- Back north facing verandah, full length of the home
- Front verandah overlooking the lawns and Olive tree lined boundary
- Bore, 4.9m to water, 900m parts per million salt (House titles)
- Shed 6m x 12m
- Solar 5 kw, 20 panels

This beautiful property is full of character, with possibility to expand and in a prime location in Robe.

Call agents Karyn Prelc (0402 268 137) or Nedd Golding (0408 422 816) today to arrange an inspection. RLA 291953

Additional Property Information:

Age/ Built: 1991

Land Size: 2,192m<sup>2</sup> approx.

Floor area- 157m<sup>2</sup> approx.

Zone- Residential

Council Rates: Approx. \$3,200 per annum. Levies Approx.\$200 per annum.