



42-44 Battye Road, ENCOUNTER BAY, SA 5211

The Perfect Coastal Retreat

With Delightful Ocean, Bluff and Hills Views.

This exceptional property delivers the perfect blend of quality, space and relaxed coastal living.

Set In beautiful Encounter Bay, enjoying views of the ocean and bluff from inside and out, this custom designed home has been beautifully constructed by local award-winning company, SA Magor Builders.

Positioned on a convenient corner allotment, the home has been thoughtfully designed to capture the sweeping views over the rooftops from the ocean to the hills, creating a tranquil seaside retreat you'll love coming home to.

Step inside to a spacious, light-filled interior where wide hallways and expansive windows invite the beautiful outlook indoors. At the heart of the home is the open-plan living, dining and kitchen area, with large picture windows perfectly framing the views while filling the space with natural light. Comfort is assured year-round with a split-system reverse-cycle air conditioner in the living area, complemented by ceiling fans in 3 of the 4 bedrooms.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P165438

SALE DETAILS

\$977,500

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Joanne Dean
0407 524 401

The stylish kitchen is a true centrepiece, beautifully appointed and complemented by a generous butler's pantry wing. Quality appliances including gas cooking and dishwasher. Beautifully crafted cabinetry with superb drawer storage and a fabulous wide central bench. Bright white DÃ©cor with contrasting blue tones to echo the colours of the ocean.

A dedicated home office/ snug provides a quiet retreat for work or relaxation. Your private master suite is tucked away at the rear of the home. Here you'll enjoy a luxurious and quiet, personal space, including a huge walk-in robe and a beautifully appointed ensuite bathroom featuring a bidet.

A wide central corridor leads to the guest wing, home to 3 additional bedrooms providing comfortable accommodation for family and visitors, 2 of which enjoy the delightful ocean views. Family bathroom is convenient to all 3 bedrooms.

Outdoor living is just as appealing. A covered, elevated deck wraps around three sides of the home, creating several inviting spaces to relax and take in the coastal outlook. At the rear, the deck widens and has been partially enclosed to form a superb outdoor room. Large patio doors from the dining area open directly onto this space, providing excellent indoorâ## outdoor flow when entertaining larger groups. The kitchen window also opens out as a convenient servery to the deck.

The beautifully landscaped gardens add further charm, featuring a picturesque man-made creek bed, set amongst pretty plants. Wide steps lead to the top of the block where a garden shed is hidden away.

A large 9m x 6m "Olympic" shed, accessed from the Battye Road elevation is the perfect home for your vehicles and also provides you with a great workshop space, plus there is an additional parking bay on the Dodson Road side that is just perfect for your boat or caravan.

Beautifully presented and thoughtfully designed throughout, this bespoke property offers the ultimate coastal lifestyle or perfect beach retreat in a truly special setting. A quality product inside and out.

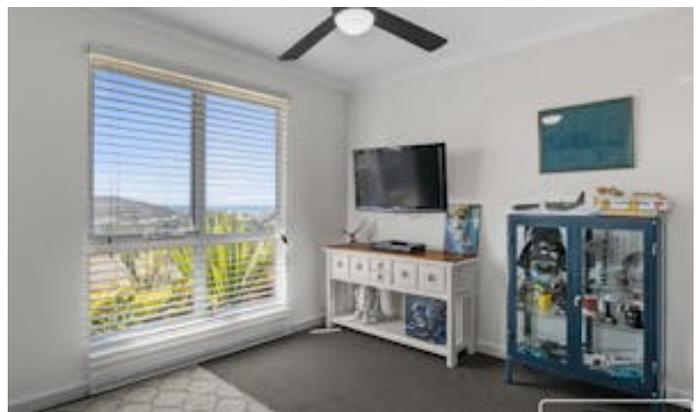
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

Other features: Area Views, Car Parking - Surface, Heating, Ocean Views, Window Treatments

- Land Area 804.00 square metres
- Building Area: 166.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- 4 car garage
- Ensuite

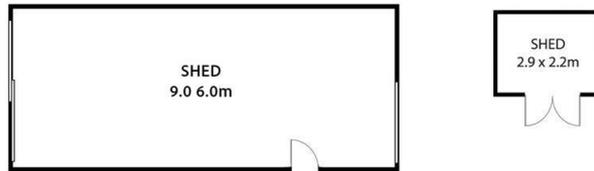








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This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
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