



## 99 Kookaburra Boulevard, ENCOUNTER BAY, SA 5211

### Downsize in Style

Nestled in our charming coastal township, this stylish property is surrounded by friendly, like-minded neighbours & situated just a short, level walk to the stunning beachfront of Encounter Bay. Your Seaside Sanctuary Awaits!

Purpose-built by the current owner, this immaculate residence has been thoughtfully designed for comfort, accessibility & easy day-to-day living. Features include solar panels, ducted and zoned reverse-cycle air conditioning, ceiling fans throughout, with wider hallways & doorways to accommodate wheelchair access.

A striking street presence is created by the sophisticated blend of dark brick & rendered finishes across the feature bay facade, complemented by an easy-care landscaped front garden. Step inside to a welcoming entry foyer that opens into an oversized central hallway, with modern tiled flooring flowing seamlessly through to the rear living zones. A decorative recessed niche adds a subtle design touch.

Positioned at the front of the home, the master suite enjoys the bay alcove outlook through double-glazed, tinted arch windows. This luxurious retreat offers plush carpeting, quality window furnishings & generous walk-through robe with wide access leading to a private ensuite. This stylish bathroom features an oversized glass shower,

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**TYPE:** For Sale

**INTERNET ID:** 300P184444

#### SALE DETAILS

**\$795,000**

#### CONTACT DETAILS

**Elders Victor Harbor**  
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**Joanne Dean**  
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large vanity with square above-counter basin & contemporary tapware.

Bedrooms two & three are both well-proportioned with built-in robes & are conveniently located near the family bathroom, finished in elegant white and grey tones. Here you'll find a shower, vanity & a deep soaking bath, with a separate WC for added practicality.

At the rear of the home, a light-filled open-plan living space forms the true heart of the residence. Abundant glazing & wide patio doors draw in natural light, while soft neutral décor, quality window treatments & downlighting create a warm & inviting atmosphere. This space is cleverly zoned for both living & dining, unified by practical tiled flooring throughout.

Wide sliding doors open to a generous alfresco entertaining area, complete with tiled floors & zip-track awnings - creating a versatile outdoor room ideal for year-round gatherings.

The well-appointed kitchen is perfectly integrated into the open-plan design, allowing the home chef to stay connected while entertaining. A wide island bench houses the sink & dishwasher & provides subtle separation from the dining area. Two-tone cabinetry in white & grey offers excellent storage, complemented by an electric cooktop, oven, tiled splashback with space for a large refrigerator.

The oversized 4-metre-wide single garage features an automatic roller door, internal access to the hallway for easy unloading, plus rear access to the garden. There's ample room to fully open SUV doors & space for additional storage or a workbench.

Outdoors, the home continues to impress with a private, low-maintenance backyard framed by fencing for peace & security. Artificial turf ensures easy care, while the sun-drenched space is perfect for relaxing or entertaining family & friends. A small storage shed & rainwater tank are neatly tucked away down the side.

Simply put, this is a complete lifestyle package - beautifully presented, thoughtfully designed & ready for you to move in & enjoy.

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: Carpeted, Close to Shops, Roller Door Access, Window Treatments

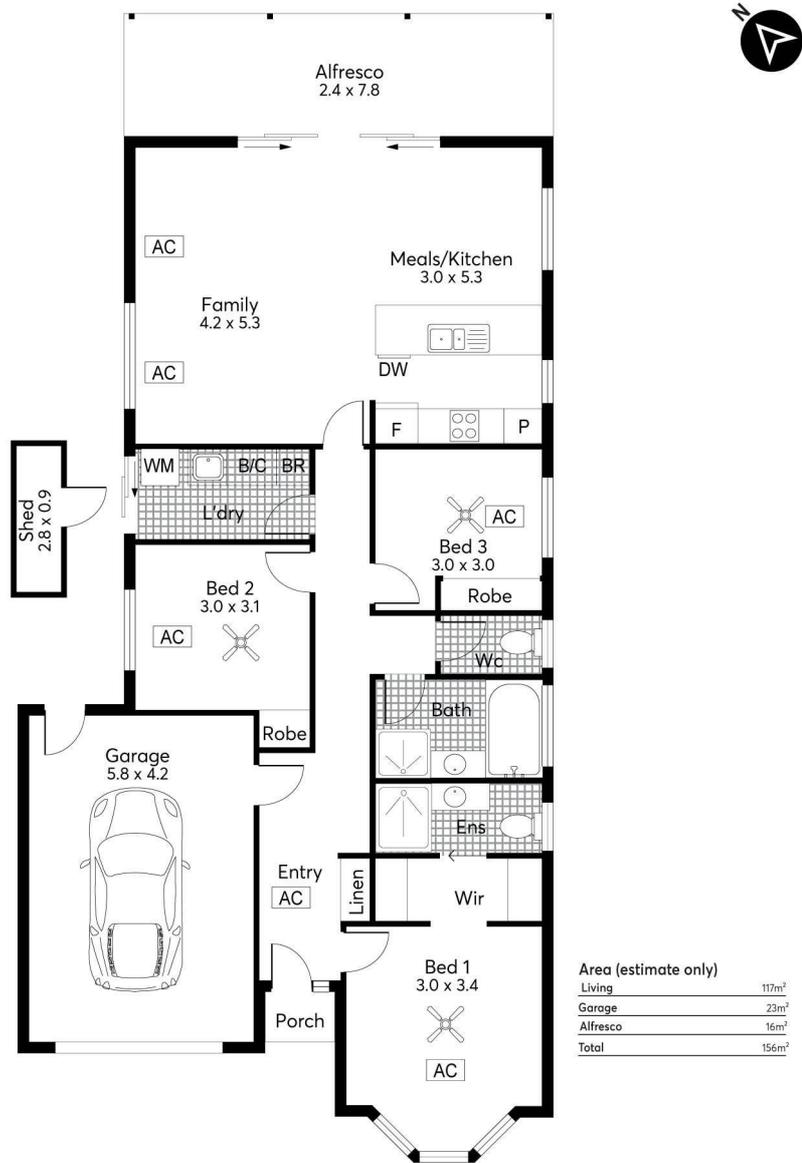
- Land Area 315.00 square metres
- Building Area: 122.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage











All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.