



36 Hope Street, ENCOUNTER BAY, SA 5211

Sophisticated Seaside Living

36 Hope Street presents the ideal blend of sought-after location, contemporary design, and refined attention to detail. Located within a short stroll to the stunning Encounter Bay foreshore, you can enjoy a stroll along the beach anytime you wish.

Positioned on a generous allotment of approx. 1,000sqm, this property offers remarkable flexibility for the future. Whether you envision subdivision (STCC), additional shedding, or secure storage for a workshop, caravan, or boat, the opportunities are endless.

Purposefully designed with low maintenance living in mind. This residence is perfectly suited as a sophisticated holiday escape or your new permanent address by the beach. Immerse yourself in the relaxed charm of beachside living-take a leisurely walk along the foreshore, enjoy a coffee with friends at Whalers Inn or the Yilki Deli, or simply unwind in your stylish home. This is truly a lifestyle worth embracing.

At A Glance:

- A modern design by "Rivergum Homes", built to exacting standards with a versatile

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TYPE: For Sale

INTERNET ID: 300P184982

SALE DETAILS

\$1,195,000

CONTACT DETAILS

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

Joanne Dean
0407 524 401

and practical floor plan.

- Spacious interior features a large central open-plan living space that incorporates zoned casual family and more formal spaces.
- Four well-proportioned bedrooms, each with built-in mirrored storage, across two wings for privacy and convenience.
- Modern bathrooms finished in crisp whites and greys with stylish feature tiling.
- A contemporary kitchen with a generous island bench, ample storage, gas cooktop, electric oven, dishwasher, and microwave recess.
- Light-filled interiors enhanced by gloss timber floating floors, ducted heating and cooling, tinted windows, and modern lighting.

The centrally positioned open-plan living flows effortlessly to the outdoors, where wide patio doors reveal a high-gabled entertaining area, sheltered with zip awnings for year-round enjoyment. Picture evenings around the firepit, or long summer days hosting family and friends.

Low-maintenance gardens surround the home, complemented by a thriving mandarin tree and practical plantings. A double pebble-dash driveway to the front elevation leads to a high-clearance carport with roller-door access to the back garden.

The rear portion of this block is currently fenced separately. Offering even greater potential. Opening onto Fell Street, there is the perfect opportunity to secure your financial future, with the potential to subdivide and create additional allotments (STCC). Or simply enhance your lifestyle and remove the rear fencing adjoining the house yard to create a generous garden with ample space to add shedding and workshop facilities plus exceptional space to store your caravan and boat.

Your superb lifestyle awaits in the heart of Encounter Bay - the perfect opportunity to enjoy the natural beauty of our beautiful coastline, the charm and the freedom of coastal living.

Inspections available by appointment. Please call Joanne on 0407 524 401.

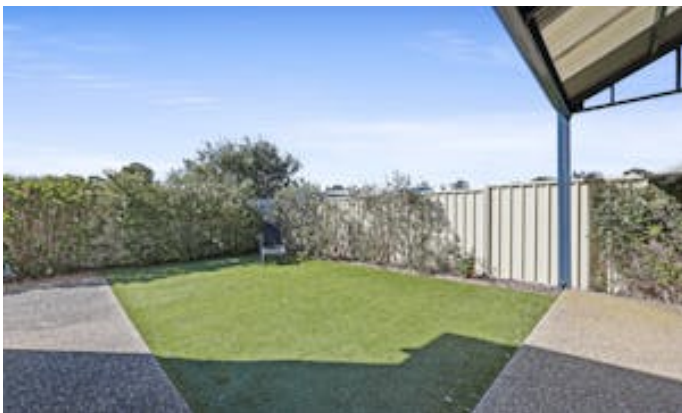
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Other features: Roller Door Access, Window Treatments

- Land Area 1,007.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Single carport











Area (estimate only)

Living	146m ²
Carport	18m ²
Outdoor Entertaining	36m ²
Total	200m ²

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.

