



## 9 Higgins Street, ENCOUNTER BAY, SA 5211

### Seaside Retreat

Dreaming of a cosy cottage in a quiet spot?

Within an easy stroll to the beach?

Are you wanting a comfy home for just you ?

Or looking for a quaint abode to invest in?

Air BnB holiday letting?

Or just your own weekend retreating?

Then this delightful cottage home is perfectly suited for any & all these reasons, right here in beautiful Encounter Bay.

A wide timber ramp offers easy access up to the raised front entertaining deck with covered veranda that fronts the home. A beautiful spot to sit & watch the world go by.

Step through the patio door entry into a surprisingly spacious home. A generous open

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**TYPE:** For Sale

**INTERNET ID:** 300P189618

#### **SALE DETAILS**

**\$665,000.00**

#### **CONTACT DETAILS**

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

**Joanne Dean**  
0407 524 401

plan room is zoned to accommodate living & dining with adjoining kitchen. An inviting & bright space. Twin bay alcoves invite the natural light inside & the warm cream tones in the walls are contrasted by timber accents & grey carpeting. Plenty of room to house your tv watching, casual entertaining & dining furniture. R/C Air conditioning controls the temperatures. Patio doors open onto a small, covered deck at the side rear garden with small, covered deck area.

The cosy country kitchen is a modern & practical space for the family cook to create a feast in. Large servery window is open to the living area. Timber toned cabinetry with soft blue benchtops are bordered by white tiled splashbacks with pretty feature tile in a seaside theme. Terracotta tiled floors are a practical addition. Good under bench storage plus a full-length pantry store.

A central corridor leads to the 3 bedrooms & family 3-way bathroom. 2 of the bedrooms area a good sized & are fitted with built-in robes. The 3rd is currently utilised as a home office. Bathroom is decorated to echo the kitchen with matching timber toned cabinets, white wall also with a seaside feature tile & terracotta tiled floor. Separate vanity area, bath & shower. Loo is also separate. Laundry with access door out to the back deck. The home is fitted with 32 solar panels to help with your outgoings.

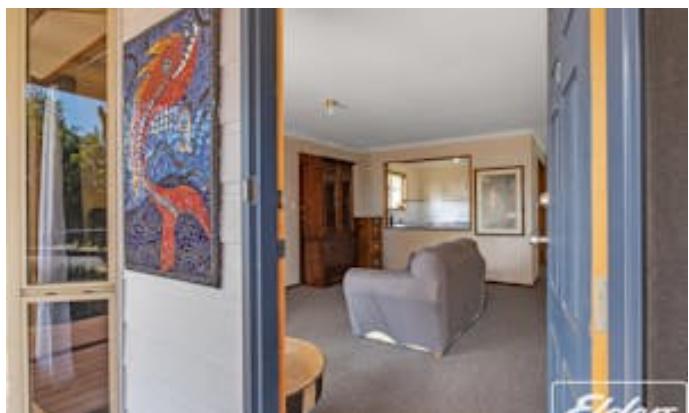
Set on a spacious allotment of approx. 850sqm with a securely fenced rear yard with double gates providing access for vehicles, caravan or boat storage securely in your own yard. A timber pergola area is the ideal secondary entertaining spot if preferred. Lots of lush lawn & veggie beds & plenty of room to pop up a shed or 2 & plant so much more. The perfect secure for pets & kids to frolic in.

This cottage is perfectly positioned for you to enjoy our beautiful seaside lifestyle, take a daily walk down to & along the beach, enjoy catching up with friends & family in one of the many local cafes, or simply relax in your very own cottage by the sea!

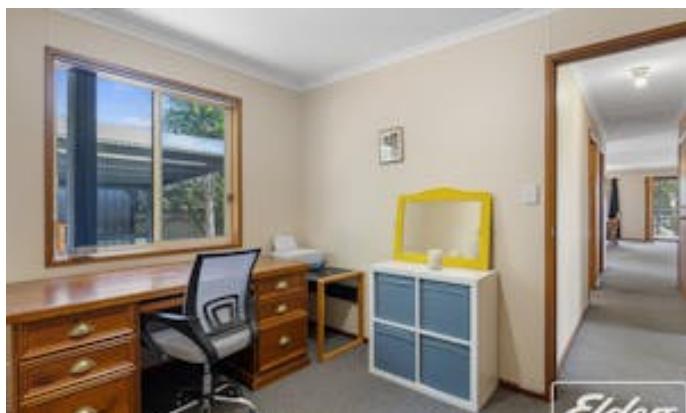
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Other features: Carpeted, Close to Schools, Window Treatments

- Land Area 857.00 square metres
- Building Area: 120.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









9 Higgins Street,  
**ENCOUNTER BAY**

**Elders**



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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