



## 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

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:** 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.

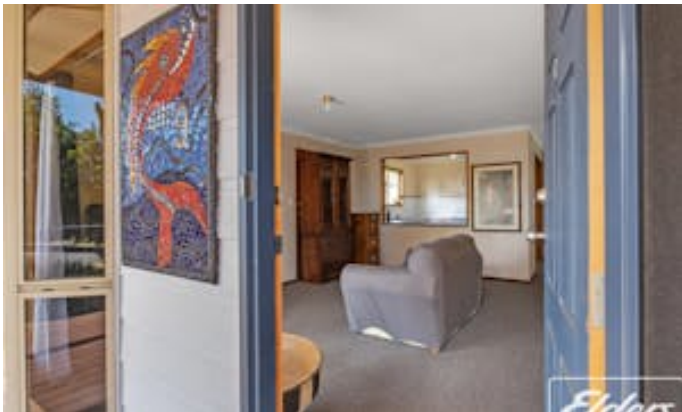
This cottage is perfectly positioned for you to enjoy our beautiful seaside lifestyle, take a daily walk down to & along the beach, enjoy catching up with friends & family in one of the many local cafes, or simply relax in your very own cottage by the sea!

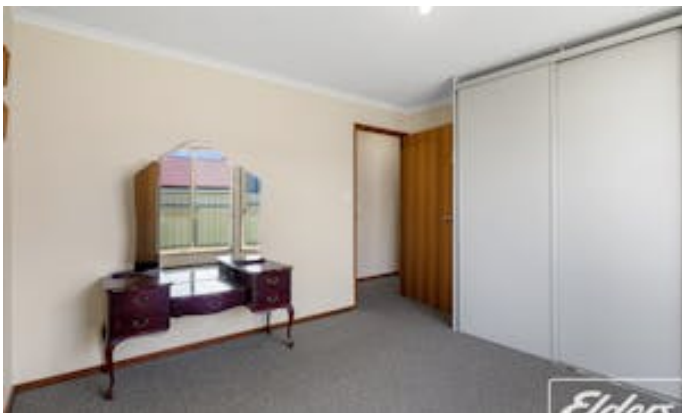
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Other features: Carpeted, Close to Schools, Window Treatments

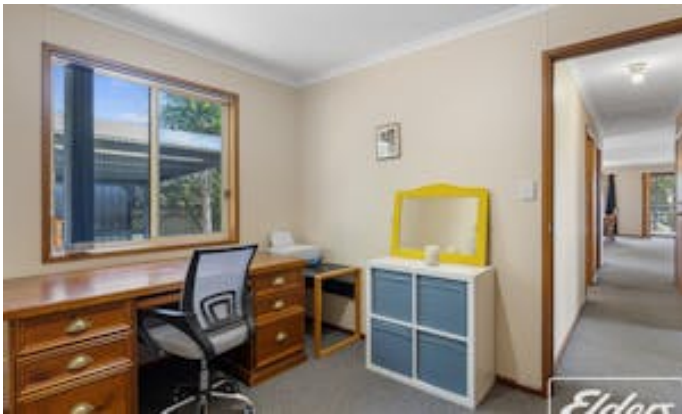
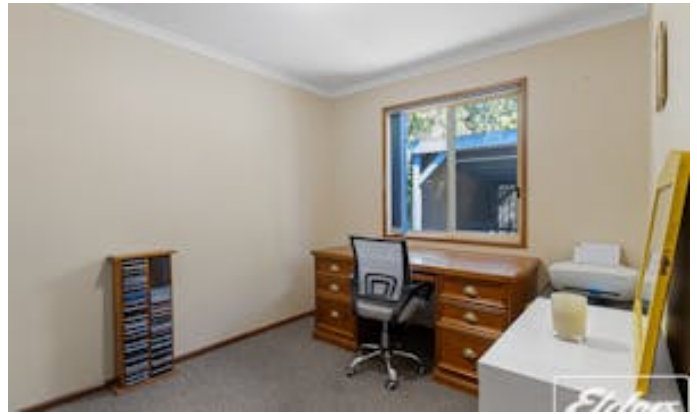
- Land Area 857.00 square metres
- Building Area: 120.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2















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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