



## 8 Dalblair Court, ENCOUNTER BAY, SA 5211

Serene Wetlands Retreat at Encounter Bay.

Positioned at the end of a quiet cul-de-sac, 8 Dalblair Court offers an extraordinary lifestyle in one of Encounter Bay's most sought-after locations.

Here's your chance to embrace life in a beautiful home & location, overlooking the beautiful wetlands waterways, walking trails & reserve, filled with nature & birdlife. Enjoy the tranquil setting, surrounded by your own spectacular gardens in a beautiful home.

This impeccably presented home offers superb & very comfortable family accommodation throughout. The home is bordered by spectacular gardens. A home that is a true gardener's paradise, offering you your very own private sanctuary.

Expansive front lawns & pretty roses, flowering beds, shady native trees & a weeping cherry tree border the front elevation of the home. A wide double driveway leads you into the double garage, providing cover for your family vehicles.

Sit & relax on the front verandah, drink in the peace & enjoy the gorgeous nature setting.

**TYPE:** For Sale

**INTERNET ID:** 300P191180

### SALE DETAILS

**\$895,000 - \$925,000**

### CONTACT DETAILS

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VICTOR HARBOR, SA  
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RLA: 62833

**Joanne Dean**  
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Step inside to a bright, light & spacious home. Formal entrance hall enjoys natural cream-coloured tiled floors that flow into the main living spaces of the home.

Formal lounge room is set at the front, enjoying views across the front gardens to the wetlands. A good sized yet cosy quiet space. Directly opposite is your master suite. Bay alcove window, with large WIR & private ensuite bathroom. Enjoy the views from here as well. Plush new carpets are fitted to both rooms.

A dedicated home office is a flexible 4th bedroom or even a more formal dining space if desired.

The heart of this home is the large open plan living, dining & kitchen space. Filled with natural light drawn in via multiple windows & doors, with a spectacular outlook over the gorgeous gardens that fill the back yard.

Decorated in neutral tones. Split system R/C Air conditioning & external shade awnings create a cosy atmosphere all year long.

Kitchen offers extensive cream-colored cabinetry, with feature timber edging. Extensive storage with overhead & under bench cabinets & large WI Pantry store. Wide workbench can double for breakfast bar. Electric appliances include new dishwasher & pyrolytic oven & ceramic cooktop. There is added storage with a walk-in store room set in the main entrance hall.

Step through the privacy door to a separate wing housing the 2 guest bedrooms & family bathroom. Both bedrooms are double sized, with WIR in Bed 2. Bathroom is 3-way style with large separate vanity, shower & bath & separate loo. Laundry is also situated in this wing, with doors to the far outside "working corner" of the yard (where the clothesline, rainwater tanks, tool sheds & veggie gardens live)

The family area seamlessly connects to the outdoor entertaining area, via sliding patio doors. Paved with covered veranda roof, this is a versatile space for relaxation or entertaining. Enjoy family BBQ's, sit back & relax or potter in the gardens. Enjoy the surrounds - a huge timber shade house is filled with abundant flowering bushes & raised gardens are bordered by tall hedges for privacy. Pets / children will enjoy the soft green lawns & fishpond.

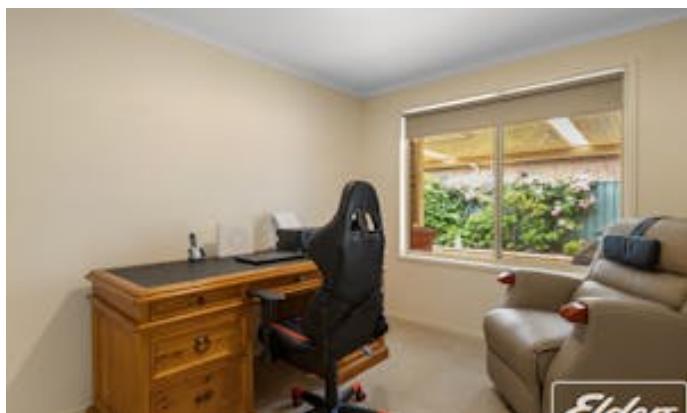
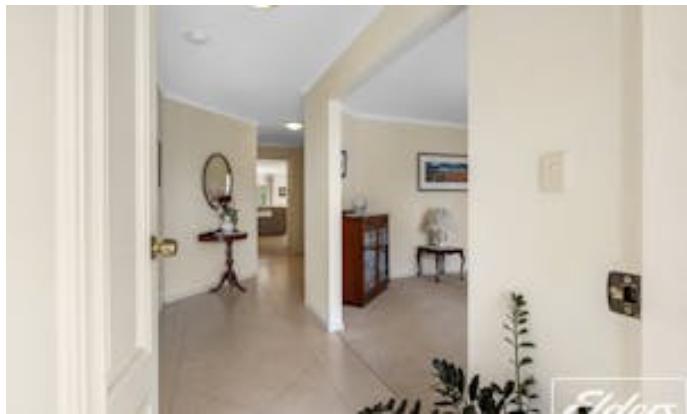
The plants bordering the lawns are too numerous to name â## camelias, hydrangeas, natives, wisterias, fruit trees & ornamental trees +++++ Easily cared for with irrigation. Extensive rainwater storage is plumbed through the entire home.

If you dream of living in a beautiful, comfortable home in Encounter Bay, enjoying leisurely walks to the beachfront, soaking in the native surrounds, & embracing a slower, more fulfilling way of life - this property makes that dream a reality.

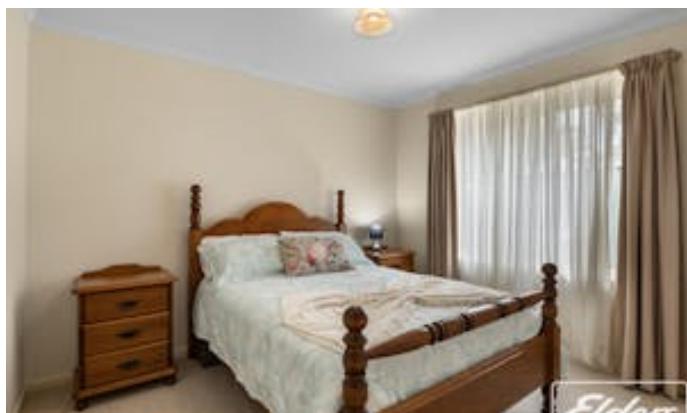
**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers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

Other features: Area Views, Carpeted, Close to Shops, Water Views, Window Treatments

- Land Area 886.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite



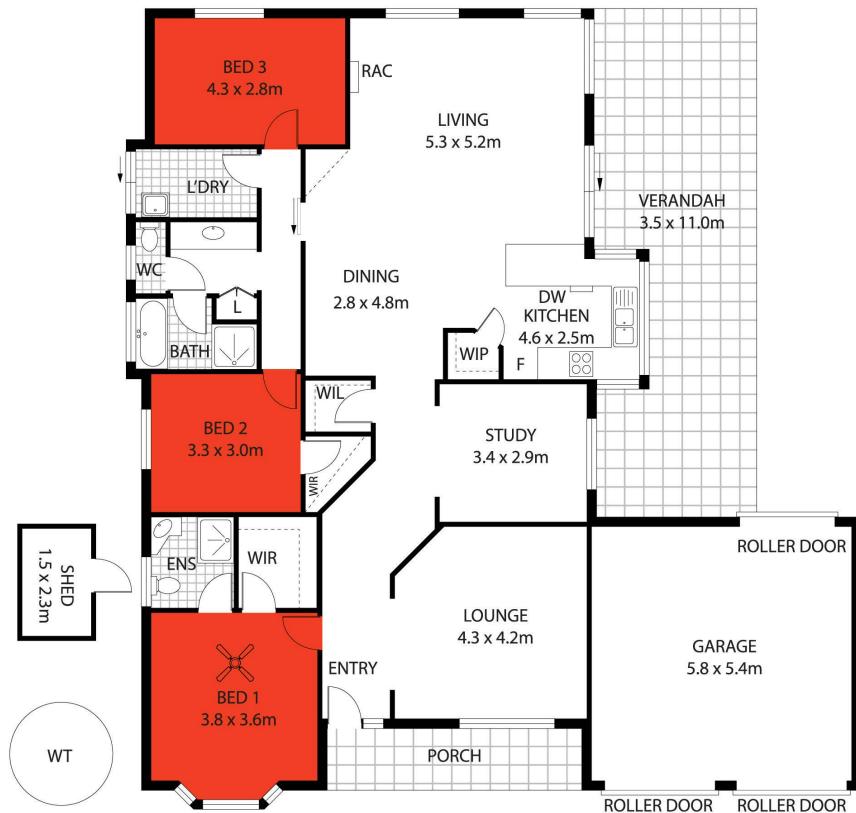






8 Dalblair Court,  
**ENCOUNTER BAY**

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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