



3 Buffalo Court, ENCOUNTER BAY, SA 5211

Affordable Coastal Living with Outstanding Ocean Views

Overlooking magnificent Encounter Bay and just a short drive to one of the most beautiful stretches of coastline on the Southern Fleurieu Peninsula this property is bound to impress first home buyers, holidaymakers, retirees, or investors.

The neat as a pin presentation of this circa 1994 brick veneer home will delight. Located high on a hill and built over a large allotment, this quality residence offers a relaxed and comfortable floor plan, amazing views, privacy, and plenty of natural light.

On arrival you will notice the homes elevated position where you can unwind and connect with warm summer breezes and the quiet sounds of coastal living. Where there are comfortable living spaces, quiet courtyards and sun-drenched patios ideal for family entertaining overlooking a generous back yard and amazing ocean views.

The open lounge and dining are designed with family and relaxation in mind, complete with split system air conditioning and dual sliding glass doors that open onto the homes large outdoor viewing deck and BBQ area. The kitchen is original with a modern feel, has ample bench and cupboard space, and a large picture window where you can take in the changing seasons & magnificent colours of Encounter Bay.

The main bedroom has lots of northern light is spacious and well-appointed with carpets, ceiling fan and a generous size built-in robe. Bedroom 2 comes with free-standing robes and is perfectly positioned away from the main living areas. The

TYPE: For Sale

INTERNET ID: 300P193635

SALE DETAILS

\$650,000 - \$680,000

CONTACT DETAILS

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

Michael Robertson
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modern bathroom is conveniently located, has a large shower and a quality vanity finished in original tones and delightful fixtures. There is good-sized laundry, separate toilet, 250 litre electric hot water service and plenty of additional storage.

This outstanding home makes an excellent first impression and is ideally located in the much-loved Encounter Bay precinct - Ride your bikes along the Encounter Bikeway or enjoy a scenic walk along the Heysen Trail before enjoying breakfast at iconic Whaler's Resort. Beautiful coastal walks, sandy beaches, whale watching, local dining and Victor Harbor's CBD are all within easy reach.

Whether you're seeking a permanent sea change, a relaxing weekend escape, or a smart investment, this property ticks all the boxes and is ready for you to immediately move in.

Dreaming of a relaxed seaside lifestyle? Then this could be the one for you!

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, Ocean Views, Roller Door Access

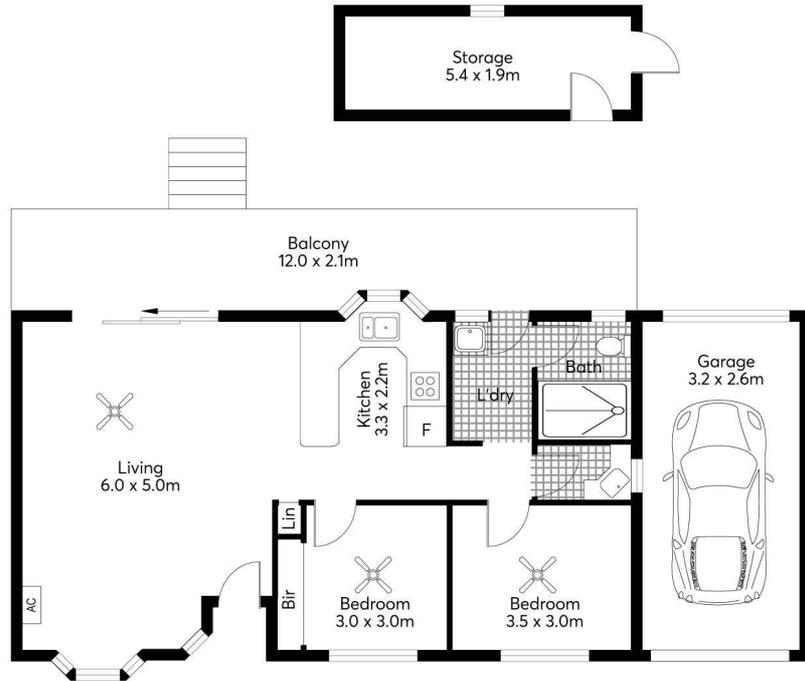
- Land Area 1,022.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage











Area (estimate only)

Living	88m ²
Balcony	24m ²
Storage	11m ²
Total	123m²

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.