



24 Mentone Road East, CHITON, SA 5211

Coastal Lifestyle Property with a Creative Soul

Set on a generous 4,118m² allotment, this truly unique lifestyle property offers a beautiful blend of character, creativity and relaxed coastal living in the sought-after Chiton area.

Beyond remote-controlled gates, a circular driveway leads to a charming "Hampstead" style home framed by lavender-lined pathways and established landscaped gardens. Elevated to capture glimpses of the sea through surrounding greenery, the home features expansive low-maintenance Modwood decking and a covered outdoor entertaining area with remote blinds for effortless year-round living.

Inside, the light-filled home delivers spacious open-plan living with lime washed floating floorboards, reverse-cycle air conditioning and a beautifully appointed kitchen with views to the sea complete with quality appliances, generous storage, long workbench and pantry. Accommodation includes three double bedrooms, two with built-in robes, plus a separate sitting room with gas fireplace that could easily function as a fourth bedroom. A large ensuite, practical three-way family bathroom and generous laundry complete the main home. Additional features include gas hot water, solar panels and filtered rainwater throughout.

TYPE: For Sale

INTERNET ID: 300P196164

SALE DETAILS

**Best Offer By 4/6/26 @
4pm \$1.38M - \$1.42M**

CONTACT DETAILS

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

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Adding further appeal is a detached studio with an industrial-inspired aesthetic, ideal as a music, art or creative retreat, complete with combustion heater and air conditioning. Adjoining is a self-contained guest space featuring open-plan living, kitchen, bedroom with walk-in robe and private bathroom facilities.

Outside, enjoy raised vegetable gardens, orchard, chook yard, a character 1850s stone barn, four-bay stable storage, three-bay powered garage, extensive rainwater storage, bore and envirocycle watering system, plus an impressive approx. 18.2kW solar setup. Double-gate access along the northern side of the property also provides excellent flexibility for caravans, trailers or additional vehicle storage.

Best Offers By 4/6/26 @4pm - Price Guide \$1.38m to \$1.42m

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

- Land Area 4,118.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- 4 car garage
- Ensuite











24 Mentone Rd E, Chiton

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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