



1B Newell Avenue, MIDDLETON, SA 5213

Amazing Middleton Property - Whale Spotting in Winter and a Whale of a Time in Summer

Offer Link:

<https://victorharbor.eldersrealestate.com.au/residential/sale/1b-newell-avenue-middleton-sa-52>

Click "Make an Offer"

An amazing coastal home set amongst the dunes at Middleton with enough elevation to capture the expansive 180-degree plus ocean views from the Coorong to Encounter Bay and enjoy easy access to the beautiful Middleton Beach. 'Ocean House' offers comfort and a touch of class for your whole family. From the point of entry, breathtaking views form a perfect foundation for your new relaxing lifestyle, it really does have the WOW factor.

Set over split levels, the polished floors and natural light creates bright, open plan living that ooze holiday charm. The beach themed main living space is flanked by a modern en-suited master bedroom, both offering incredible unobstructed ocean views and direct access to the enclosed deck area.

The full windows capture the essence of the property over the dunes to the bay. The polished Tassie oak floor enhance the light and warmth of the area. The kitchen is

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TYPE: Sold

INTERNET ID: 300P67979

SALE DETAILS

**Best Offers by now
18th October 2022 at
12 midday**

CONTACT DETAILS

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

Roger Smith
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central to this area and enjoys an amazing outlook that may distract whilst entertaining, but your guests will not notice due to the capturing views. The front and rear decks are perfect for entertaining no matter the weather, all part of the experience and lifestyle. Split system heating and cooling in this area are adequate due to the solid exposed brick wall and insulation in the walls and roof space. On the upper level two further king/queen size bedrooms and a main bathroom sit at the roadside of the property. The bathroom includes separate toilet, frameless shower and vanity. Storage on the upper level is not an issue with eight lockable storage cupboards in the hallway.

On the ground level you have a truly independent living space that can be included or separated from upstairs.

The huge quadruple garage is high enough for large boats and vans and at present the rear area is set up as the perfect man cave. Under stairs storage perfect for a wine cellar or secure lock up. There is rear access to the laundry and sep toilet, so you don't need to wander through the house. The rear outdoor h/c shower and bench is perfect for ripping off the wetsuits after a surf and rinse and hang in place. Ideal surf/beach lifestyle area to rinse off after a day at the beach. The two bedrooms on this level are set up perfectly for the kids with one room set up with bunks for up to six. Great design maximises the opportunities. The other bedroom can sleep a couple or more family/guests. The main bathroom is easily accessible to all and has an oversized shower. The large open plan living dining area has kitchenette and plenty of room. The polished concrete floors ensure easy maintenance. Garden can be secured for kids and dogs.

Other features include:

Easy care gardens with natives

Pathway access through the dunes to the beach

Surfboard racks, plenty of parking

Winner of 2005 BDA and Colourbond design excellence award

Envirocycle

HWS instant gas.

Hills views to the rear.

"The winter isolation is therapeutic and the summer is people time 'Oceanhouse' is a short drive to Middleton and Port Elliot cafes, shops and supermarket and a short stroll to the best beach in SA which is dog-friendly beach via a path through the dunes."

Available for a walk in walk out

Set right amongst the dunes you can sit back on the deck, relax and enjoy the stunning ocean views with a beverage in hand, all at the same time!

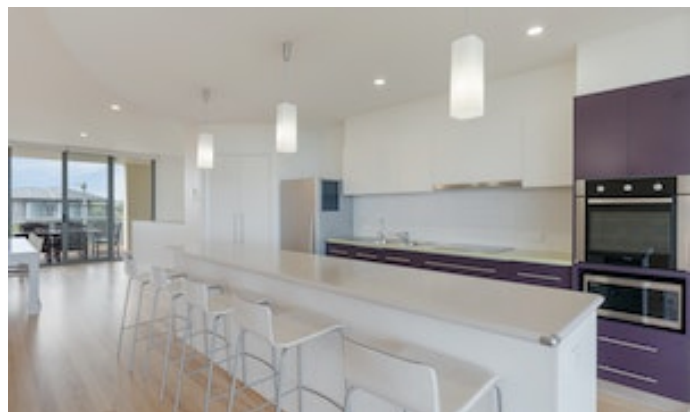
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers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

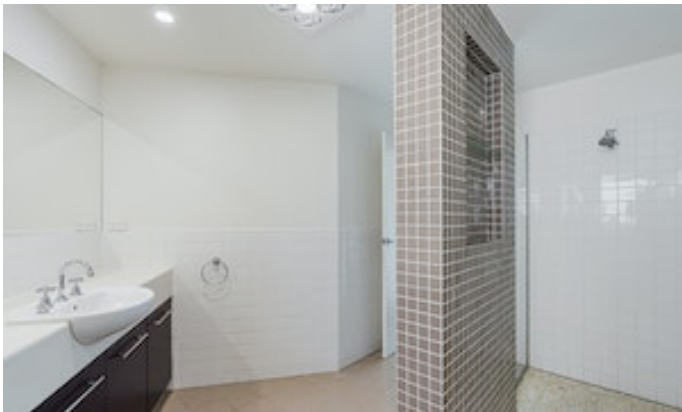
Other features: Area Views, Beach Front, Car Parking - Surface, Carpeted, Ocean Views, Openable Windows

- Land Area 852.00 square metres

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- Building Area: 400.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 4











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.

Elders

