

1/27 Clipper Court, Encounter Bay, SA 5211

Sold House

Tuesday, 6 February 2024

1/27 Clipper Court, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 255 m2

Type: House



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Contact agent

This standout residence certainly has the 'wow!' factor. Meticulously upgraded over time, creating a wonderfully luxurious waterfront home in the premium location of Encounter Lakes. Boasting 3 spacious bedrooms, 2 bathrooms, brilliant outdoor entertaining, your very own jetty plus double garage with extra height clearance. Not only will you enjoy lakefront living, but you are only a short 430m stroll to the foreshore walking paths accessing the beach, parklands and eateries along Franklin Parade. Capturing outstanding lake views & offering the highly desired waterfront lifestyle we all desire, this home breathes quality from head to toe. Floor plan comprising of...

Lower Level

- Modern open plan kitchen, living & dining area with high ceilings, ducted reverse cycle air conditioning, large sliding high grade glass doors flowing out to delightful alfresco entertaining area.
- Lavish kitchen is every entertainers delight with double depth stone bench tops, high gloss and soft close cabinetry, glass splash back, near new Smeg induction cook top, pyrolytic electric oven, dishwasher, built in pantry, inline water filter and large breakfast bar great for relaxed meals or gatherings with friends.
- One of the standout features of the home is the attractive alfresco outdoor entertaining area overlooking the water. Perfect for year-round use with cafe and privacy blinds plus tinted windows, it's the perfect second dining area and relaxing living space. From here you can sit back and take in all the lake activities, watch the sail boats meander by all from the privacy of your own home.
- Entrance foyer with distressed timber flooring, internal door to garage & stairs to upper level.
- Laundry with linen press, utility sink and convenient storage cabinetry, blackout / privacy blinds and sliding doors out to the front courtyard.
- Contemporary second bathroom complete with tiled flooring, shower, toilet & vanity.

The home itself has brilliant storage including understairs storage cupboard.

- Relaxing LED dimmer lighting.

Upper Level

- Master bedroom suite captures extensive lake views. Enjoy floor to ceiling built-in robes, high ceilings, tinted windows, attractive plantation shutters opening out to your own private balcony overlooking the water. This is the perfect spot for a morning cuppa or a great outdoor office space for those who work from home.
- The main bathroom has two-way access which doubles as an ensuite for the main bedroom. Light and bright with lovely deep spa bath, toilet, vanity and shower.
- Bedroom 2 also with tinted windows, plantation shutters and private balcony access where you can take in the water views. Built-in robes with drawers & hanging space plus built in library shelves. Here you have the bonus of a fixed lift wall bed, making this room a flexible space
- Bedroom 3 has been utilised as a children's rooms with peel off wall stickers and floating shelves with hanging rails
- Landing with linen press & access to attic space which has been cleverly lined to be utilised as an extra storage area with power and light.

Outside

- Landscaped low maintenance rear gardens, immaculately presented with artificial turf. Contemporary frameless glass balustrade fencing with security gate and brush fences.
- Your very own large 4.2m x 3.0m approx. jetty has drop down step with retractable hoist, making it easy for you to swim and launch kayaks whenever you desire. Enjoy a glass of wine with an antipasto platter seated on the purpose built and comfortable cushioned benches with storage. There is plenty of room to hang 3 kayaks, standup paddleboards or your paddle boat.
- Double garage with extra height clearance, 2 auto roller doors, internal door to hallway, wall mounted solar inverter. Driveway with space for up to 4 vehicles.
- The private and gated courtyard garden at the front of the home is a quiet spot to enjoy and makes a lovely welcoming entrance to the home. Other features include:

- 2kw solar with 11 panels & solar hot water
- Internal motion sensor lights
- High ceilings on both levels
- Zoned ducted heating & cooling
- Self-managed strata title (no additional costs), shared water and building insurance
- High grade security screen doors
- Exterior repainted 2020
- Jetty upgraded 2014
- Annual pest inspection completed
- Currently used as a popular holiday let
- Furniture and paddle boat can be negotiated with sale making this residence turnkey, ideal for those wanting to utilise as a holiday home and start using instantly without the hassle of setting up a new home

Lakefront living combined with striking street appeal and offering something a little unique, 1/27 Clipper Court will be sure to attract many buyers including holiday makers, permanent residents and investors -inspection is an absolute must. Don't be disappointed, get in quick and contact Carly Schilling for your very own private inspection on 0439 860 866. Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.