

# 11 Higgins Street, Encounter Bay, SA 5211

## Sold House

Tuesday, 26 September 2023

11 Higgins Street, Encounter Bay, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 791 m<sup>2</sup>**

**Type: House**

## Contact agent

Situated in the highly sought-after flat of Encounter Bay, this residence is conveniently located just a short distance from the beach. Enjoy tranquil surroundings and take advantage of easy access to the coast, allowing you to indulge in beachside walks and water activities. This 3 bedroom, 2 bathroom residence has been tastefully renovated and extended over the past 6 years resulting in a delightful home that is sure to impress. Boasting many special features including brilliant entertaining and a very spacious block size of 791 approx giving you ample space for your caravan and boat. Floor plan comprising of • Light and bright open plan kitchen living and dining with original timber flooring, split system air conditioning (only 18 months old) and sliding doors out to the entertaining area • Modern kitchen from renown Goolwa Kitchen and bathrooms has all the bells and whistles including island bench, dishwasher, glass splash back, appliance nook and soft close drawers • Master retreat has been very well designed, natural light flooding through the windows, large walk in robe, ceiling fan and dreamy ensuite with floor to ceiling tiles • 2 guest bedrooms, both with ceiling fans, utilise one as your home office if desired • Main bathroom has shower, toilet and vanity with modern colour palate • Laundry with built in storage and direct access outside • You will absolutely love the outdoor entertaining area. Quality Jarrah decking and pull down blinds for all year comfort and dining. You will spend many hours here enjoying the company of friends and family. There is an additional entertaining space at the front of the home, a great spot for a morning cuppa • Envious garaging with two 6x6m sheds. One features auto roller doors, perfect for undercover parking and the other currently utilised as a workshop but would be ideal for those with hobbies or transform into a rumpus room. Brilliant off-street parking for multiple vehicles, your caravan and a boat. You are not short on parking here • Fully fenced yard with easy care gardens, lush lawn perfect for kids and pets to play • Other features include Tindo 3kw solar, 5,000L rain water for garden, plenty of storage space • The residence has had a complete transformation over the past 6 years including extension, extensive modern interior and exterior upgrades, new roof plus so much more. Everything has been done for you. If you are looking for a coastal retreat, lock up and leave weekender or investment, 11 Higgins St suits an array of buyers. Jam packed full of features this meticulously renovated residence offers a perfect blend of modern comfort and coastal charm. For your very own private inspection contact Carly Schilling today 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.