

# 11 Shearwater, Marion Bay, SA 5575

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## Sold House

Tuesday, 15 August 2023

11 Shearwater, Marion Bay, SA 5575

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 944 m<sup>2</sup>

Type: House

**\$630,000**

Open Negotiation Offers Presented \* Located in one of the country's most desirable vacation destinations, this beautiful home blends seamlessly into the natural landscape of this unique location. The property includes a crushed stone entry drive, with front wooden deck, landscaped front & rear gardens with wooden rustic veranda and waterfall steps. An exterior fireplace for those cool summer eves, putting lush gardens & the rear reserve a feature. Only a few minutes' walk up the street through the dunes to Williamama's beautiful sandy beach. The large black louvered windows & a large rustic New Zealand Rosewood front door 2.5m high, white coloured exterior, & the white colour-bond roof adds charm to the exterior of the house. Large windows letting the outside in, and a comfortable back porch with an outdoor fireplace create that charming appeal to this coastal cottage/home. Total house renovations completed in 2019; Custom Bamboo flooring throughout the house & neutral colours give this well-designed home a unique appearance & feel. Open plan kitchen, dine & lounge with large sliding doors spilling to the outdoor entertaining area; Kitchen appliances a Smeg 6 gas burner, down lights, rangehood, Pantry, Bosch DW, stone look bench tops; Glass & steel cupboards with a double sink, complement the entertainer's kitchen. The kitchen connects with the breakfast bar & the dining area. Island seating allows friends and family to stay close without getting in the way. Without walls to separate the two spaces, natural light from the living area spills into the kitchen, making it feel even more open & light. Connected the living room with the bamboo flooring, combustion heater fan & split AC create that extra warm and a welcoming feel to the home \* The master bedroom features BIR's with mirrors; Hidden behind the mirrored doors is the elegant ensuite with floor to ceiling tiles, contemporary style shower, vanity & toilet. The bedroom has large louvered windows, down lights & a fan. Features of Bedroom 2 Queen fan BIR with mirrors, down lights & louvered windows with curtains; Bedroom 3 has BIR's, an office Desk, down lights & Louvers with blinds & curtains; Bedroom 4 has large BIRs, fan & down lights; Bathroom 2 has floor to ceiling tiles, a bath, shower, sink & vanity. The separate toilet also has a sink & vanity; The large Shed has a 3.8 clearance fully lined 12.5 x 6.2 with concrete; power & shelving; Rain Water tanks 3 x 2700 litres; A native reserve adjoining back garden & rustic timber veranda connect to the outdoor entertaining area. The outdoor entertainer's kitchen has a commercial sink, outdoor fridge/freezer, wine fridge; Teppanyaki barbeque stainless steel, commercial range hood; outdoor dining & lounge area with TV. Waterfall back stairs to the paved back entertaining area. Gas HWS instant; Laundry Cupboards galore with Fisher & Pyke appliances; WIWO (as per furniture list) ; NBN connected; Sitting on the doorstep of Innes National Park, Marion Bay is an idyllic coastal town popular for swimming, fishing and surfing. With a sheltered swimming beach on one side and a surf beach on the other, it's the perfect spot for your salt water fix. The town is also a popular fishing destination with plenty of spots to cast a line and try your luck beach, jetty, rock and surf fishing. After a day spent beachside, quieten your rumbling stomach at the Marion Bay Tavern where you'll find all the local seafood staples, paired with a fine wine bar and wood fired pizza menu. Rates \$1650pa