

11 Warburton Street, Clayton Bay, SA 5256



House For Sale

Thursday, 16 November 2023

11 Warburton Street, Clayton Bay, SA 5256

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 1200 m2

Type: House



Sylvia Jemson-Ledger Hills & Fleurieu

\$845K to \$900K

Designed to impress, graced with sophisticated glamour this home has been finished in style. Built in 2021 by Sarah Homes, Sophistication and Style is what this prestigious home has to offer. Step inside this ultimate residence, boasting fine design. Experience luxury and style that cannot be categorized aimed squarely at those who appreciate stylish living. This Stunning residence offers four bedrooms, including master bedroom with wall-to-wall built in robes and ensuite. There are two bedrooms located on the upper level and two bedrooms located on the lower level. There are three bathrooms in total, one main bathroom on each level and the ensuite off the master bedroom on the second storey. Further features include formal lounge/ living room to the lower level with split system air-conditioning, wooden flooring, privacy roller blinds, and a carpeted staircase leading to the second storey. There is a grand kitchen living environment on the second storey, this includes meals, family, kitchen and a large balcony. Beyond this façade lies a luxurious retreat which has been perfectly designed to embrace a seamless transition between indoor and outdoor living whilst harmoniously maximizing the use of natural light throughout. There is wall to wall glass sliding doors and windows which lead out onto the two balcony areas and has fabulous views out onto the Murray River and Lake Alexandrina. Sheer opulence! The open plan kitchen, living and dining areas fluidly cater to any casual or formal event. The Kitchen/family/living area is of a great size with marble look bench tops, plenty of bench and cupboard space, the kitchen cupboards are an ash colour, timber grain look laminate, the appliances are all stainless steel. There is a large walk-in pantry just off the kitchen area as well as a small study nook, and plenty of storage throughout the home. Distinguished family home offering three bathrooms, two living areas, outdoor entertaining areas with balcony sitting areas all with panoramic views over the river. Relax on the balcony and hear the waves crashing and smell the sea air from the Murray mouth that is just over the hill. There are four bedrooms three bathrooms and two living areas throughout. This one has something for everyone, workshop, lean-to for the boat, lawn mower, and any extra toys. Plenty of room for the extra cars, boat, and caravan in the three-car garage. Really what more do you need!! A few minutes' walk to the water's edge, boat ramp. Ahhh Feel the stresses of city life fade as you enter this amazing property!!! Take a breath and prepare to be amazed. The views are amazing and the home and entertaining areas are beautifully positioned they all adjoin making it perfect to entertain for any small or large event and whilst relaxing on the balcony with a glass of wine and a cheese platter, feel the stresses of city life fade. Further features to the home include the laundry area with outside access, large block with two rainwater tanks, lawn gardens to front and back, Colour Bond fencing to two sides of the property. A true water wonderland with northerly outlook from the property that is enhanced by a milder climate. The Clayton Bay area is a small, quiet town situated on the Murray River, right across from Hindmarsh Island. Travel to Strathalbyn or Goolwa in approx. 20 minutes and try the Langhorne Creek wineries in 10 - 15 minutes. Milang (just 10 minutes away) has takeaway fish and chips, a pub and a Mini Mart. This gorgeous property is a mix of the country and the river, just over an hour from Adelaide. The area is a sanctuary for birds with space for exploring! Just a few minutes from the boat ramp and the Boat Club, boating enthusiasts will not be disappointed. Virtual Tour: <https://youtu.be/IOP1mCLW2kw> 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