

111/123 Franklin Parade, Encounter Bay, SA 5211



House For Sale

Friday, 29 March 2024

111/123 Franklin Parade, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



John Lewis
0429130444



Nick van Vliet
0416088556

\$420k

Auction Sun, 28th Apr - 10am (usp) Welcome to resort-style living at its finest! If low maintenance and picturesque ocean views are what you desire, then your search ends here. This fabulous three-bedroom, 2-bathroom, double storey apartment offers the epitome of coastal luxury, with stunning vistas of Granite Island and the Victor Harbor township

What We Love About The Property;

Upstairs

- Open plan kitchen/living/dining area, flooded with natural light that leads on to the generous tiled balcony, perfect for soaking up the views. This area also includes a ceiling fan and Daikin split system for year-round comfort.
- Kitchen equipped with modern amenities including an electric oven and stove top with a sleek stainless steel range hood. It also features an acrylic granite look benchtop, under bench cupboards and a convenient dishwasher for effortless clean-up.
- Bathroom features a brand-new vanity, sparkling shower, toilet and a lockable storage cupboard, ensuring both functionality and style in this essential space
- High 2.6m ceilings throughout the living areas to create a feeling of spaciousness and grandeur
- New vinyl plank flooring in a lovely neutral colour, perfect to match any decor

Downstairs

- Main bedroom includes a spacious built-in closet, complete with hanging space, shelves, and drawers, perfectly complemented by a built-in bench and mirror. Enjoy stunning sea views through the expansive window, adding a touch of serenity to your daily routine
- Bedrooms 2 and 3, situated at the rear of the home, offer the convenience of built-in 'robes, providing ample storage space for your belongings
- The downstairs bathroom boasts a lavish spa bath, offering a luxurious retreat for relaxation and rejuvenation. This space is also accompanied by a vanity, separate shower, toilet, and floor to ceiling tiles.
- A handy storage room underneath the stairs to maximise space efficiency

Outdoors;

- Other features of the apartment include the use of the outdoor heated pool and barbeque facilities
- Enjoy happy hour at sunset with a glass of local wine on the expansive tiled balcony
- 1 undercover car park for convenience

Services;

- All bookings are managed by The Bluff Apartments, as well as cleaning and maintenance of the building and amenities

Location;

- 1 minute walk to Whalers Seaside Dining - Winner of 2023 Award for Excellence in Breakfast Restaurant
- 8-minute drive to Victor Harbor Central
- 18 Minutes to Horseshoe Bay - one of South Australia's favourite beaches and home to the famous Port Elliot Bakery
- 1 hour & 15 minutes to Adelaide CBD

Right on your doorstep, you can embark on those magnificent shoreline walks along the stunning esplanade that is Franklin Parade. Whether it's basking in those warm summer nights or embracing the cosiness of winter, this is your ultimate set-and-forget holiday destination. With nothing left to do but relax and enjoy! Come check it out; you're gonna love it!

Certificate of Title - 5785/203
Council - Victor Harbor
Zoning - TD - Tourism Development
Year Built - 1988
Total Build area - tba
Council Rates - tba
SA Water Rates - \$197.43 pq
Emergency Services Levy - \$114.10 pa
Body Corporate Admin Fund Levy - tba
Body Corporate Sinking Fund Levy - tba

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