

**111 Sea Parade, Port Macdonnell, SA 5291**



**House For Sale**

Friday, 29 March 2024

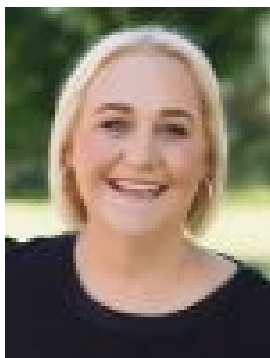
**111 Sea Parade, Port Macdonnell, SA 5291**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sarah Barney  
0887264400

## Expressions of Interest

Elders Mount Gambier is pleased to present 11 Sea Parade, Port MacDonnell, for sale. This charming, three-bedroom painted weatherboard property puts the 'holiday' in 'holiday home'. With stunning ocean views straight across the road, the house offers seaside living with the benefit of its quiet location at the far end of Sea Parade. The Port MacDonnell Boat Ramp, bay, and skatepark are just a short stroll toward town, with the culinary delights of Salt Café, The Bay Pizzeria and Tide Espresso Bar close by. The Victoria Hotel (Bay Pub) offers a friendly local atmosphere with seaside fish and chips and a wonderful playground for the kids also on offer. Shelly Beach, Port MacDonnell Lighthouse, the Port MacDonnell Golf Course and the local supermarket and pharmacy are all in proximity – making this an ideal spot for holidaymakers. Mount Gambier is easily accessed from the Riddoch Highway where shopping and healthcare are readily available. Entry to this recently renovated home is via a quirky and cool picket fence with a low-maintenance grassed garden and a quarry stone driveway leading to the rear shed where ample, covered parking is available. Entry is via a glass-fronted entry that makes the most of every opportunity to gaze across the water from the living room and the front-facing main bedroom. The communal living space is open plan, comprising the living room, dining area and stunning kitchen - fully re-fitted with new appliances. It features white walls and ceilings with contemporary pendant lighting and offers timber flooring throughout. A slow-combustion fireplace sits between the living room and kitchen - heating the entire space on those chilly evenings and providing a rustic ambience benefitting the dining area. The kitchen features a central timber breakfast bar with a stone worktop and pendant lighting suspended from a tasteful drop ceiling. It offers solid cabinetry and timber worktops with a white tiled splashback and a pantry. A sink and a dishwasher overlook the driveway, while a stainless-steel electric oven with a gas cooktop and a stainless-steel range sits within the rear all cabinetry, offering cupboards, drawers and above-bench shelving. The dining area sits within a partial nook with views of the side garden via large windows. It benefits from pendant lighting and has ample space for a large dining table. The main bedroom features a character patrician wall made from various timbers. It acts as a headboard and a clever design feature to conceal the rear built-in robes. The room is carpeted for comfort with holiday-inspired pendant lighting – and who could forget – those incredible views. A second bedroom sits directly behind, also carpeted and offering a built-in robe. The third spacious bedroom is accessed from a rear hallway with an internal door offering a solution for noise reduction and heat control. It is carpeted and features pendant lighting, a large built-in robe and access to a linen cupboard in the hallway. The family bathroom sits opposite the rear bedroom, adjacent to the laundry. It boasts a walk-in shower with charcoal tiles, a large, contemporary vanity with storage, a mirror and a toilet. A second toilet is accessed from the laundry, providing privacy and convenience. The laundry faces the rear deck and offers a wash trough and storage. An external door sits at the far end of the central hallway – leading onto a stunning outdoor entertaining area. This decked pergola is perfect for barbeques and enjoying the catch of the day as the sun goes down. It offers transparent roofing and walls and is surrounded by plants and a character fence that echoes the pebbled cutaway design featured at the entrance. The large double shed provides dual roller door entry with abundant space for storing the boat, fishing rods, surfboards and crayfish equipment. The property is idyllic and ready to move in and enjoy retirement, a seaside lifestyle, or to keep as your holiday escape. The house is also an ideal space for holiday rental, with the opportunity to earn passive income year-round in this popular surfing and fishing hot spot. Contact Sarah Barney at Elders Real Estate, Mount Gambier, to learn more about this seaside oasis and register your interest today. RLA 62833