

# 12 Dolphin Avenue, Encounter Bay, SA 5211

## House For Sale

Thursday, 30 November 2023

12 Dolphin Avenue, Encounter Bay, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 691 m2

Type: House



Carly Schilling

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**\$699,000 to \$749,000**

This sensational home is every entertainer's delight, packed full of special features including 4 bedrooms, 2 upgraded bathrooms, a huge outdoor entertaining area, fabulous in-ground salt water swimming pool, solar power, single garage plus room to store a caravan or boat securely behind gates. Positioned perfectly on the Flat in Encounter Bay where you will enjoy being close to so many facilities including the beach, lake, hospital, gym, cafes and more. 12 Dolphin Ave is sure to make a splash and is one of those special properties where endless happy memories will be made. Floor plan comprising of:

- Two large living areas - the lounge room at the front of the home, which leads through to the open plan kitchen / living / dining at the rear, where the sliding glass doors open out to the huge outdoor entertaining area!
- The new kitchen has recently undergone a full renovation with modern appliances, a breakfast bar and a walk-in pantry.
- Spacious master bedroom features walk in robe and convenient upgraded ensuite
- 3 additional bedrooms for guests. The fourth bedroom offers direct access to the rear entertaining area and could be utilised as a home office, craft area, or even an additional living space if desired.
- The main bathroom is conveniently located close to bedrooms two and three, has a separate shower and bath, separate W/C and vanity area with dual basins and plenty of storage.
- The internal laundry has been designed to perfection with plenty of storage. You will love the clever elevated washing machine and dryer area limiting bending when you are doing your weekly wash.
- Outside you will find every entertainer's paradise. The huge undercover space offers plenty of room for gatherings with family and friends all year round. The outdoor entertaining area has lighting, power and ceiling fans and is fully fenced off to the in-ground pool area.
- The sparkling in-ground salt water swimming pool is 11m x 4m approx. with paved landscaping and is sure to be a hit with its beautifully mature fruit trees and easy-care artificial lawn area. Laze-away the summer days by the pool sipping Mai Tai's, or try mixing hot toddies in the winter using home grown lemons from the lemon tree while playing snooker on your own 8' table.
- The colour scheme is neutral, with tiled living areas and carpet in all bedrooms. The home also has solar panels with a 10.1kW battery and includes ducted reverse cycle heating & cooling throughout. No power bill issues here.
- The brilliant side access leads to a 6.8m x 4m approx. lock up garage which has a concrete floor and power. There is also a separate garden shed for extra storage. There is ample off-street parking and the potential to fit a caravan or boat behind the side gate.

Other Special Features include:

- \* A quiet street away from the main road
- \* Lock-up garage and off-street parking for up to four cars
- \* Salt water In-ground Swimming pool (built 2010)
- \* Huge outdoor entertaining area (built 2014)
- \* Solar Power system with 10kWh battery (built 2022)
- \* Ducted Heating and Cooling
- \* Fully renovated kitchen, laundry and bathrooms (2022)
- \* Multiple living areas for easy floorplan flexibility
- \* The bathrooms feature heated towel-rails, dual-flush toilets, semi frameless showers and tons of storage cabinetry.

- Close to schools, shops, Encounter Lakes and Victor Harbor - Fully fenced 691sqm allotment (approx.)- Easy care low-maintenance gardens- Originally built in 1993 by Fairmont Homes and beautifully updated in 2022 - Council Rates \$2097 annually (\$524.25 per quarter) This renovated dream home can be purchased turn key, complete with furniture, whitegoods, crockery, cutlery, appliances etc. Majority of these items are brand new and in immaculate condition. Nothing more is needed here, move straight into this furnished house and start living straight away. Just minutes to Victor Harbor town centre and beautiful surrounding beaches, the area exudes quality and with so much to offer, this home should be at the top of your must-see inspection list! 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.