

# 13 Clipper Court, Encounter Bay, SA 5211

P.J.D. REAL ESTATE

## Sold House

Saturday, 11 November 2023

13 Clipper Court, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 400 m<sup>2</sup>

Type: House



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**\$850,000**

Looking to retire in comfort & while away your days with amazing water views? Then this delightful villa will suit you to a T! Enjoy the warm afternoon sunshine in your generous open plan living area, bask in the beautiful light as it reflects off the waters' edge & simply enjoy the very best life has to offer. • Inspections welcome by pre-arranged appointment, please call or email to organise a time. This home will surprise & impress. An unexpectedly spacious home. Offering you good accommodations with 3 generous bedrooms (main with private ensuite bathroom) + a designated study / home office, a spacious & open plan living, dining & well-equipped kitchen on the waterside with extensive entertaining options, catered for in your internal courtyard, on the waterfront decking &/or under the covered patio on the side elevation. She's ready & waiting for you to just move on in. A pristine home benefitting from new paintwork & brand-new carpeting. Your front porch entry opens to a central corridor that winds down to the living spaces on the waterside. WOW- the spectacular views greet you! The 3 bedrooms, family bathroom & garage are all accessed via this hallway. Main bedroom with tinted glass overlooks the front garden - a generous & private space with a personal ensuite bathroom & WIR. Two further guest bedrooms are reasonable in size, with bed 3 enjoying a bright outlook to the integral courtyard- or if you desire this could become your cosy winter snug. A designated study / home office is fitted with NBN & could be used for a small 4th bedroom if your visitors are large in number! The family bathroom has the benefit of shower & bath with vanity & wc in the same space. A large laundry room is separate. The generous open plan living & dining spans the entire waterside end of the home. Large patio doors & multiple windows draw the afternoon sunshine & the lovely views inside. R/C air conditioning keeps your temperatures moderate all year round. Kitchen is situated in one corner of this large room. A well-equipped space with loads of contrasting overhead & underbench storage including large drawer storage. Gas hob & oven with rangehood. Window views across the patio to the water. Your waterside gardens are extremely low maintenance & allow you to sit back & enjoy the serenity of the lakeside living. Timber decking surrounds the home on 2 sides, with a 2nd deck for a viewing platform encased with some green grass. Fencing makes the yard secure for pets & grandkids alike, while steps lead down to the waters' edge. Garaging UMR for your family car with roller door entry & enough setback for visitor parking on the driveway. This lovely home offers you the very best in lakeside living, be it for your new permanent home or a holiday retreat, giving you the perfect chance to embrace the lifestyle on offer, enjoy the many water activities available to you & simply love life! Please note: Furniture is for illustration purposes only. Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents and suggest that the information should be independently verified. RLA 266455