

# 13 Tabernacle Road, Encounter Bay, SA 5211

## House For Sale

Friday, 17 November 2023

13 Tabernacle Road, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 427 m2

Type: House



Mark Forde

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**\$800,000 to \$850,000**

Best offer by 6 December @ 12 noon (unless sold prior) Price: \$800,000 to \$850,000 The quality of this magnificently presented home is evident from the moment you pull into the driveway. Exposed aggregate drive and pathways, clipped hedges, all set against the fresh paintwork of the home, are a wonderful sign of what is to come. The Rivergum home built Circa 2014, belies its age - for all intents and purposes it looks brand new, with the bonus of having an established garden! The easy-care timber laminate floating floor takes you down the passage into the spacious open plan kitchen/living/dining room - high ceilings and plantation shuttered windows let in lots of natural light, as well as the northern winter sun. The kitchen has a fabulous 900mm Westinghouse oven with gas cooktop, Bosch dishwasher, with a large pantry cupboard. A wonderful feature of the home is the fantastic outdoor all-weather alfresco deck - double sliding doors open from the living room onto the deck, with a lined ceiling, overhead fan, and drop-down blinds. It's a wonderful space, the equivalent of another living room over Summer, which is sure to be hit with your family and friends over the holiday period. The laundry and powder room complete the downstairs floor plan. On ascending the stairs, you will step into the second large living room - another fabulous light and bright space, which could easily accommodate a sofa bed should you have the need. The bedrooms are all larger than normal - bedrooms two and three both come with walk-in robes and ceiling fans. The main three-way bathroom has a full bath, shower, vanity and wc. The master bedroom suite will be sure to impress - a generously proportioned north facing room with access to the lovely front balcony. The master comes with a walk-in robe and beautifully appointed ensuite bathroom. From the balcony you get beautiful views over John Crompton Reserve with playground and access to the saltwater lakeside beach. Look to the south and you will see just how close you are to the ocean and Franklin Parade. Coastal walks, going for a run or a bike ride along one of the most scenic trails is right on your doorstep, not to mention the Yilki General Store and Beach House Café which are just a short walk away on Franklin Parade. Additional features of this fabulous home include a two-car garage with automatic roller doors, reverse cycle split air conditioning upstairs and downstairs, NBN connection, instant gas hot water service and security screen doors. Should this not be enough you will love the Colorbond shed found at the rear of the property - it comes complete with concrete floor and power, with plenty of room for your garden tools, bikes, golf clubs, surf boards, kayaks - you name it! This is without doubt an exceptional offering providing you with very best of South Coast living - a wonderful set and forget holiday home or residence, as well as being perfectly suitable for either permanent or holiday rental accommodation.