

# 15 Dodson Road, Encounter Bay, SA 5211



## Sold House

Friday, 3 November 2023

15 Dodson Road, Encounter Bay, SA 5211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1100 m2**

**Type: House**



Sylvie Clarke  
0411191005

**\$622,000**

SOLD By Sylvie Clarke The ranch style home has coastal views and is situated on good size land of 1100sqm with approximately 38m frontage. This is an opportunity to invest for the future with potential for more (STCC). Location is ideal offering convenience and great seaside lifestyle only a short drive to the beach, Yilki Store, Beach Café, Whalers Seaside Restaurant, Boat Ramp, Encounter Bike Way and Victor Harbor facilities. This home with its four bedrooms, two bathrooms and two living areas is perfect for a family. Offers plenty of room to park cars and a caravan or motorhome. Some of the features you will appreciate: Entrance leads to spacious lounge that includes carpet, curtains, ducted R/C Air-conditioning, and oil heater making the home warm and welcoming. The kitchen is central to the home and includes upright electric stove, exhaust fan and dishwasher. Separate living/dining room with tiles, curtains and plenty of natural light plus some views of the coast. Bedroom 2 has BIR and is located adjacent to Bedroom 3. Both have carpet and curtains. Main bathroom is spacious with bath, shower, toilet and vanity. It has heating and two exhaust fans. Bedroom 4 includes BIR and is divided into two rooms; ideal for baby's room or study. Master bedroom is located on the western side of the home with dressing room and WIR. Adjacent is the second bathroom with shower, toilet and vanity plus Tastic heat lamp. Hallway to Garage has a row of linen cupboards great for storage. Separate laundry with built-ins, trough and room for washing machine and dryer. Laundry flows to Sunroom that is tiled with two sliding doors allowing access to the rear garden and service area. Garage under main roof offers auto-roller door, concrete floor and lighting plus external access door to the house and second door to enclosed carport adjacent. Enclosed carport is very long and could park two cars plus have space for additional vehicle or storage at the rear. It has a lockable access door to the backyard. Other features

- Ducted R/C Air-conditioning
- Oil Heater
- Solar System
- Zen solar H/W System
- Rainwater Tanks
- Two Garden Sheds & Greenhouse
- Established landscaped gardens front and back with retaining walls.

For more information, please contact Sylvie Clarke on 0411 191 005. PLEASE NOTE:- Every precaution has been taken to establish the accuracy of the material herein. However, prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.