

# 16 Trigg Street, Port Elliot, SA 5212

## Sold House

Friday, 6 October 2023

16 Trigg Street, Port Elliot, SA 5212

Bedrooms: 4

Bathrooms: 3

Parkings: 11

Area: 1000 m2

Type: House



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## Contact agent

This immaculate solid brick residence is located in an elevated position capturing stunning rural outlook and sea views through to Victor Harbor. Only 5 minutes to Boomer beach via local laneway, and short stroll into town centre you will love immersing yourself in the enviable Port Elliot lifestyle. The property boasts many special features including a self contained studio brilliant for guests, teenagers or a family member wanting to live close by and large allotment of 1000sqm approx. All together the floor plan offers 4 bedrooms, 3 bathrooms, multiple living areas, double garage, off street parking for your caravan and boat. Floor plan comprising of

- Open plan kitchen and living area with the most amazing views over the rolling hills. Quality Tasmanian oak flooring, security shutters, ducted reverse cycle Daikin air conditioning. Sliding doors lead out to the rear timber decking, you will spend so much time out here, gazing out to the hills and sea, watching the butterflies flutter around the garden
- Modern 2 pac kitchen is in the heart of the home with soft close drawers, wall oven, electric cooking, glass display cabinetry, breakfast bar, corner pantry and glass splashback
- Formal dining area boasts jarrah flooring and views over the sea towards Victor Harbor
- Large front formal living area with Jarrah flooring is a quiet place to relax and unwind after a long day
- Spacious master bedroom with bay window letting in natural light, built in robe plus walk through robe into the stylish ensuite with luxurious spa bath, shower and toilet
- 2 guest bedrooms, both with built in robes
- Main bathroom with shower, toilet, vanity and separate laundry with direct access outside and down to the garage, garden and studio
- Downstairs you will find the double garage with extra length and width (8x7.3m approx.), 2x auto roller doors with 2.2m height clearance approx., plus additional carport under the deck
- Fully self contained studio accessed via the garage has near new kitchenette, generous living area with storage cavity, large bedroom with storage / use as a walk in robe, light and bright bathroom with shower, toilet and vanity
- Easy care gardens are filled with a variety of plants, paved patio area and raised garden beds
- There is plenty of parking available down the driveway for a caravan, boat and for all your visitors
- Other special features include security shutters on majority of windows, rain water for garden, gas hot water and freshly painted throughout, furniture can be negotiable

16 Trigg Street offers fantastic features combined with easy care living which will suit a wide array of buyers including permanent residents and lock up and leave holiday makers. Port Elliot is one of the most desired post codes in SA, there are limited properties available in this tightly held location. Act fast and book your very own private inspection by phoning Carly Schilling on 0439 860 866 today. 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.