

# 17 Outlook Road, Black Point, SA 5571



## House For Sale

Saturday, 2 December 2023

17 Outlook Road, Black Point, SA 5571

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 880 m2**

**Type: House**



Nathan Casserly  
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## Contact Agent

Brand new 2-story home built in 2023 by Sarah Homes, offering absolute beachfront and sea views all year round. Located within the Beachcomber Estate at Black Point, with direct walkway access to the beach. The land in front of the property is coastal land/reserve that cannot be built upon. Black Point is one of South Australia's premier holiday destinations. A prized gem of Yorke Peninsula, renowned for its protected beach, great fishing, and offering a variety of water sport activities. A popular holiday destination or retirement location. An easy 2 hour drive from Adelaide or 2 hours by boat from the Cruising Yacht Club at North Haven, this is most definitely an opportunity that will be shared by many of your friends and family, and enjoyed for years to come. What we love about this property:

- Absolute beachfront with uninterrupted sea views all year round
- 3 bedrooms, 2.5 bathrooms
- Upstairs master bedroom with BIR and ensuite
- Built in robes in bedroom 2
- Upstairs kitchen, dining and open plan living
- Essastone benchtops in kitchen, bathrooms and vanity rooms
- Oliveri sinks in kitchen, 900mm oven and electric cooktop
- Downstairs family / entertaining / rumpus, opening to superb outdoor entertaining
- Unimpeded ocean views and wrap around verandas on second level
- Boutique quality sliding doors and windows, all powder coated to withstand beach conditions
- Roller blind window treatments throughout
- Dual Mitsubishi split-cycle air conditioners
- LED lighting throughout and ceiling fans in kitchen, living and all bedrooms
- Stone gravel front landscaping leading to beach access pathway
- Double side by side electric roller door garage (7m x 8m approx.)
- Ample storage, stylish and neutral décor throughout, and significant upgrades to standard design

Other highlights include:

- NBN internet available (current provider is Aussie Broadband)
- R6 insulation in ceiling, sound break insulation in mid floor, and R2.7 high performance batts in exterior walls
- Ultra steel roofing, gutters and facias
- 3 coats of exterior paint
- Modwood deck balconies
- Good neighbour fence on southern boundary
- Rheem Mpi-325 integrated electric heat pump HWS
- Two 5000L rain water tanks, plus mains water connected
- Extensive paving and drainage surrounding the property

Properties at Black Point operate on mains water and septic/common effluent sewer. Minutes to dual boat ramp facility at Black Point. Approx 4km to Pine Point Caravan Park for general supplies. 20 minute drive to either Ardrossan or Pt Vincent for supermarket, fuel, coffee, pharmacy, hotels, etc.

GENERAL SPECIFICATIONS: Lot: 710 Deposited Plan: 77715 CT: 6014/12 Land Size: 880sqm Total House Area: 284sqm Year Built: 2023 Council: Yorke Peninsula Council Rates: \$2,577.81 pa Emergency Services Levy: \$96.10 pa

This property is proudly marketed by Nathan Casserly from Ouwens Casserly Real Estate. Being an owner of a beachfront property at Black Point and member of the Black Point Progress Association, Nathan genuinely understands the requirements and desires of the Black Point property owners. He will be very happy to provide additional information as required as well as local information and the lifestyle you can expect when you purchase your new property.

**Ouwens Casserly - MAKE IT HAPPEN™ RLA 275403**