

17 Shell Drive, Port Macdonnell, SA 5291

House For Sale

Tuesday, 26 March 2024



17 Shell Drive, Port Macdonnell, SA 5291

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 899 m2

Type: House



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EOI Closing 23rd April 2024 at 12 Noon

EXPRESSIONS OF INTEREST CLOSING TUESDAY 23RD APRIL 2024 AT 12 NOON (if not sold prior) Situated in the popular coastal township of Port MacDonnell approximately 20 minutes south of Mount Gambier in South Australia, 17 Shell Drive offers a light, bright and modern family home that could be a perfect sea change destination for you. Built by Empak Homes in 2020, the stylish sandstone frontage greets you to a 4 bedroom home residing on approx. 899sqm that is situated only a short 2km from the main esplanade that is "The Bay". Entering the home, you'll find a bright and inviting space, with neutral palate throughout. At the front of the home, the master bedroom benefits from loads of natural light with north-east facing elevation over the nearby reserve and neighbouring properties – it includes a spacious ensuite with large walk in shower, toilet and double vanity, plus a walk in robe with built in cupboards and drawers, along with a ceiling fan. Continuing into the open plan family area, the kitchen overlooks the lounge and dining spaces, with a large centre island offering an informal dining option via the breakfast bar. Gas cooktop, electric oven and a dishwasher provide modern conveniences, along with a large reverse cycle unit providing a comfortable space all year round. Ample storage is offered with pantry cupboards, soft close drawers and convenient access directly from the garage UMR. Remaining bedrooms are all carpeted and generous in size, two featuring built in wardrobes with drawers included, offering great space for the growing family. The 3-way main bathroom includes a walk in shower, large bathtub and a flexible floorplan via the separate toilet and vanity space. Internal wet areas are completed with a laundry that includes linen storage and external access. Outside of the home is equally impressive! A large merbau deck and alfresco area overlooks established and landscaped yards including paved firepit, with a huge shed that measures approx. 12m x 8m being the real showstopper. Offering room for the boat, caravan, workshop or simply to entertain, you're sure to be impressed, with 3.4m roller door clearance allowing for all your storage needs. The loft provides a quiet space to escape or work from home, whilst the bathroom below includes a shower and toilet, ideal for keeping the beach out of the house! An additional garden shed provides even more storage for the garden implements. Services to the property include 30,000L of rainwater as well as town water and sewer supply, with instant gas hot water provided via dual bottles. Whether you're seeking a permanent sea change or looking for a holiday destination, Port MacDonnell has flourished in recent years with new eateries, coffee shops and pizzeria providing additional options to the existing pub and fish and chip shops that have catered to the coastal tourist trade for years. The nearby boat ramp, jetty and popular beaches along the coast line provide a variety of options for the fishing and water sport enthusiast, whilst the nearby lighthouse, walking trails and 4x4 tracks are ideal for the adventurer looking to stay on solid land. The convenience of a near new and modern home with the allure of a popular coastal township – you don't want to miss your chance to inspect! In conjunction with Ray White Mount Gambier

Extra Information: Council Rates / \$2,252.20 p/a Rental Appraisal / \$500-\$550 p/w Build Year / 2019 Land Size / 899m² Council / District Council of Grant Zoning / Neighbourhood

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