

18 Boomer Drive, Port Elliot, SA 5212

House For Sale

Thursday, 4 April 2024

18 Boomer Drive, Port Elliot, SA 5212

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 690 m2

Type: House



Mark Forde
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\$1,950,000 to \$2,100,000

Best Offer by 12 noon 24 April (Unless sold Prior) Price: \$1,950,000 to \$2,100,000 The village lifestyle of Port Elliot beckons, as does the sand and surf break found at Boomer Beach! Located at the end of a quiet cul-de-sac on a 690m² (approx) allotment, you will find this fabulous holiday escape. Built by highly regarded Simon Magor (Magor Homes) Circa 2014, you will soon discover the home has been specifically built to maximise the coastal holiday lifestyle. The home has been designed with plenty of bedroom accommodation, upstairs/downstairs living, with the emphasis on creating a light and bright feeling of space - this has been maximised upstairs with the high raked ceilings. The orientation of the home was important, so as to maximise the sea and island views on offer from both the upstairs living room, front balcony and master bedroom. The view from upstairs captures Seal Rock, Granite and Wright Islands and "The Bluff" at Encounter Bay. Wide double doors form a welcoming entry into the home - solid Tasmanian Oak floors are found in all living areas upstairs and down - downstairs is disposed to three bedrooms, spacious three-way bathroom, downstairs living room with double sliding glass doors, which open onto the undercover back patio. The laundry has stone benchtop and plenty of cupboard space. The two-car garage has an automatic panel-lift door and internal access into the downstairs passageway. Once upstairs you will be immediately drawn to the sense of space and the relaxed feel of the home. The kitchen will impress, with "Essastone" topped island and benchtops, soft-close cabinetry, and Bosch appliances. A two-pack finish has been used on all cabinetry found throughout the home. The kitchen has plenty of cupboard/drawer space, with a very handy walk-in pantry. There is an upstairs powder room for guests. For those who love to entertain, you will find plenty of room for a large dining table, as well as having lots of space for comfy sofas to sink into! Double glazed stacker doors open onto the front balcony - when open you can hear the sound of the waves crashing into shore and smell the clean sea air! Another two bedrooms (one being the master bedroom suite) are found upstairs - all bedrooms have built-in robes and ceiling fans. The master bedroom is at the front of the home and captures those beautiful sea and island views. There is a walk-through robe as well as a built-in cupboard. The ensuite like the downstairs bathroom, features Italian marble tiles on the floor and an "Essastone" topped vanity. Additional features include exposed aggregate paths and driveway, with a purpose-built pad for either a boat or caravan, outdoor hot and cold shower, tree lined outdoor area with firepit, fully fenced backyard providing a safe space for children and pets, NBN connection, upstairs reverse cycle split air-conditioning, security screens and automatic watering system. The location is also a winner here - a short walk will have you on Boomer Beach, while the village lifestyle of Port Elliot with its cafes, hotels and specialty shops are all within easy walking distance. The home will cater for a myriad of uses, be that as a comfortable holiday retreat, an enviable coastal residence, as well as having a proven record as a very popular holiday rental property. Location and lifestyle with so many fabulous options!