

19 Needlebush Drive, Chiton, SA 5211



House For Sale

Monday, 15 April 2024

19 Needlebush Drive, Chiton, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 646 m2

Type: House



Sylvie Clarke
0411191005



Christopher Dierickx

Price Guide: \$895,000 to \$920,000

OPEN, SAT 11 MAY, 1:00 - 1:30 PM Spacious family home offers a unique coastal lifestyle in the tightly held exclusive Beyond Today Estate, walking distance to Fleurieu Aquatic Centre & Gym, walking/bike trails, Chiton Beach and a short drive to Port Elliot art galleries, boutiques, cafes and restaurants. A fantastic four-bedroom home that has separate upstairs study/guest room with coastal views plus downstairs spacious open space living and modern kitchen as well as plenty of room for entertaining friends and family; it is a perfect sea change choice for the professional couple working from home or with extended family, wanting to enjoy a relax lifestyle. Built in 2015, the combination of East-West orientation on 646sqm of land, product selections and best design practice through-out the home for energy efficiency including high ceilings, double glazed windows, good insulation, LED lights, solar system, living area on the northern side and more, present great outcomes in winter and in summer - an example of sustainable living principles without compromising on modern comforts. Some of the features you will love: Large entrance hallway with quality tiles, linen cupboard and plenty of natural light and high ceilings give a first impression of spacious living; The Master bedroom is separate to the rest of the home and offers a private space with carpet, walk-in robe, ceiling fan and good size Ensuite that includes vanity, toilet and shower space with no glass screens; Following-on to upstairs Study that has large windows to take in the views of the wetlands, reserves and coast towards Port Elliot and is a great space as a home office or guest room; The main bathroom is spacious and includes vanity, toilet, open shower and deep bath; Good size kitchen has lots of storage space including large walk-in pantry, plenty of bench space, breakfast bar, Miele dishwasher and electric oven, electric stove top with 4 burners and Exhaust fan; Fantastic open space family/dining room with large windows including split system R/C Air-conditioning, UV coated upper electric windows for extra natural light and cross ventilation. This room flows to outside pergola and under cover Alfresco paved entertainment area perfect when enjoying times with friends and family; Closer to living area or back of house are bedrooms 2, 3 and 4, all include ceiling fans, built-in robes, carpet and quality blinds; There is a good size back garden with garden shed that offers the option to add veggie patch areas, more native bushes or more fruit trees should you desire. Other excellent features include: • Minimum 2.7 ceiling heights • Double garage with auto lift-up door • Approx. 10mm double glazed windows • Ceramic tiles in all living areas • Sliding doors in living area with Crimsafe security screens • 3kW Solar System and Solar H/W System • 10,000Lt of R/W tank partly in-ground, plumbed to main bathroom & ensuite toilet and laundry. Fantastic home design that offers quality living in beautiful pristine surroundings where you can take daily walks or hikes to Chiton Beach or enjoy a swim at the Fleurieu Aquatic Centre followed with coffee or brunch at one of Port Elliot's cafes and restaurants or a quick dash to local shops and facilities in McCracken and Victor Harbor. This is a lifestyle choice for a sustainable future - It simply doesn't get much better than this! For further information please contact Sylvie Clarke on 0411 191 005. PLEASE NOTE: 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. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.