

**2 Ivy Place, Robe, SA 5276**



**House For Sale**

Saturday, 16 September 2023

2 Ivy Place, Robe, SA 5276

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1316 m2**

**Type: House**



Nedd Golding

## Price Guide \$820,000

Your new lifestyle by the sea starts here with this ocean inspired designed home, built by locals that pride themselves on quality and integrity. This property is less than 2 years old and located in the prestigious Brouwer Estate just a few minutes walk from Robe's top notch restaurants, cafes, breweries and some of the best beaches in the world. With well-proportioned rooms and a flexibility around disposition this lovely home provides ample living space for the whole family. Some of the many features and what we love;

- The grand entrance with the stunning tiled porch and blue door is just the beginning.
- You'll never be short of space when it comes to entertaining in the open plan living and dining area which offers seamless interaction between all areas of the home.
- Floor to ceiling windows/doors from end to end of the living space light the room and are stunningly screened by a full length sheer curtain to tone it to your liking.
- Timber styled hard floating floors meander through the living spaces and hallways, ready to stand the test of time.
- Located at the front of the home is a separate lounge/living area, the perfect space to escape the chaos and enjoy some peace and quiet.
- The kitchen is a functional balance of style and convenience boasting modern stainless appliances, elegantly styled splash back tiles, expansive island bench and a walk in butlers pantry that you could only dream of.
- Luxurious master suite has a very spacious walk in robe and an ensuite fit with stylish modern finishings your sure to love.
- A further three gracious bedrooms all have built in robes and are carpeted.
- There is a third living space which is well suited to a kids playroom or home theatre which opens to the rear yard.
- The family bathroom consists of a versatile bath, large walk in shower, separate powder room with large vanity, and separate toilet.
- The laundry offers a practical layout with the inclusion of a floor to ceiling cupboard space, handy bench space and it has external access to the yard.
- Heating and cooling is taken care of by the reverse cycle split system air conditioning.
- Then the slow combustion wood fire place that takes centre stage in the living area has a beautiful stone wall feature to radiate the warmth throughout the home.
- The double garage has automated roller doors and located under the main roof of the home with internal access.
- There is approximately 38,000 litres of rain water storage, plus mains water.
- it is positioned on a very large corner allotment of approximately 1300m<sup>2</sup> and has dual access off the side street.
- The position for a new shed to park the boat or caravan will be a no brainer.

(STCC) Robe is waiting for you so don't miss this opportunity to secure your new ocean inspired home or holiday retreat. For further information please get in touch with our selling agent Nedd Golding on 0408422816. RLA 277795