

# 20 Rosemary Court, Encounter Bay, SA 5211

## Sold House

Tuesday, 20 February 2024

20 Rosemary Court, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 653 m2

Type: House



Sue Brand

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## Contact agent

Constructed of cypress pine to the most exacting standards this double storey log home offers all the character and charm of a mountain lodge! Built in two stages, original ground level was completed in 2003 with a second storey added in 2009, wherever you look there is a warmth and character that will impress! The amazing timber craftsmanship is the main feature of the home, solid timber flooring throughout and a stunning cypress ceiling in the void over the living area. Cypress timber has impressive natural durability and resistance to termites. The classic black and white open kitchen features quality Bosch and NEFF appliances, stunning granite benchtops, 900mm induction cooktop and lots of drawer storage. This space flows through the living/TV area to a dining area surrounded by glass on three sides. Sliding doors lead to an open deck in the established garden, a lovely spot to sit with your coffee to welcome the day. Also on the ground level are two bedrooms, one includes an ensuite bathroom with spa bath, shower, toilet and vanity plus a walk in robe and the other is adjacent to the main bathroom. On the second level a 3m balcony offers views across Encounter Bay to Victor Harbor and the hills beyond along with the causeway and Granite Island. A 1500mm glass balustrade provides easy viewing of the gorgeous outlook and 3 ziptrack blinds gives protection. Upstairs is designed as a full retreat with master suite, lounge room and a generous office space with kitchenette for those seeking the flexibility to work from home. The office space is concealed from the void with the use of plantation shutters. The master bedroom opens via sliding door to the balcony and includes ensuite bathroom with double vanity basins and granite benches, separate toilet and loads of storage with both built in and walk in wardrobes. The lounge room looks directly across to the Bluff and more ocean views and also to the west taking in the ocean towards West Island and Kings Beach. The location is one to be envied! A couple of minutes to the Bluff, boat ramp and Whalers Seaside Dining and of course the Franklin Parade bike/walking path! This would make an amazing holiday home/rental, somewhere to relax between the many lifestyle activities on offer along the coast or move in to enjoy the full-time benefits of living on the South Coast. Further features include: 3.1kw solar panel system. As new exposed aggregate driveway and paths surrounding the home. Puretec filtered water to the home and rain water tank. Split system air conditioners in downstairs living, upstairs living, office and master bedroom. 19mm solid timber flooring throughout. Compressed insulation between each log. Ceiling fans to bedrooms. Ducted vacuum system. Bosch induction cooktop. Separate single garage/workshop 3m x 7m. Double garage opening directly into the home. Pretty established garden with raised vegetable garden beds and a variety of fruit trees, lime, lemon, apricot, pear, tangelo and apple!