

202 Myponga Beach Road, Myponga Beach, SA 5202



House For Sale

Thursday, 18 April 2024

202 Myponga Beach Road, Myponga Beach, SA 5202

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 5 m2

Type: House



John Lewis
0429130444



Nick van Vliet
0416088556

Contact Agent

Offers Close Tue, 7th May - 3pm (usp) Welcome to your magnificent coastal lifestyle property. The stunning custom built 4 beds, 2 bath home is sited on 14 acres and offers some of the finest elevated coastal views the Fleurieu Peninsula has on offer. On a clear day you can see the point at Port Willunga, Port Stanvac, Outer Harbour, and even silos and windmills on the other side of Gulf St Vincent on York Peninsula. The home was designed to capture the breath-taking views North up the gulf of St Vincent towards Adelaide and over the rolling hills and ever-changing landscapes. A true spectacle. Enjoy the daily finale of the orange glow from the setting sun over the deepest blue ocean. The property has an impressive list of infrastructure including a 12m x 12m high clearance American barn style workshop, Horse Arena, round yard, stables, and well fenced paddocks for livestock.

What We Love About The Property;

Indoors;

- Custom built in 2010, the home is oriented North to capitalise on the extraordinary views. The North facing home also enjoys the warmth of the winter sun and plenty of natural light
- Formal entry with feature door and coffered ceiling offers a warm welcome into the home
- Open plan living/dining/kitchen area is a welcoming and social space offering functionality and a perfect place to entertain family and friends, The expansive glass windows capture the superb coast and country views
- The kitchen is spacious and highlighted by the classy granite benchtops with curved island bench/breakfast bar. Miele appliances include the dishwasher, induction stovetop, wall oven plus steam oven. Whether you are overlooking the ocean from the sink or preparing food from the bench, incredible views are only a glance away
- French doors lead into the formal living room from the kitchen. Sliding glass doors and huge windows offer seamless integration to the outdoors and the glass balustrade is a lovely feature separating the upper level
- Enjoy lazy mornings with those magical views from the lux main bedroom which has good separation from the other bedrooms. It offers an oversize feature ceiling fan, built-in 'robe, walk-in 'robe and spacious ensuite featuring floor to ceiling tiles, double shower, toilet, heated towel rack and vanity with twin basins
- Bedrooms 2, 3 and 4 are all large, 2 have built in 'robes
- The sparkling 3-way family bathroom offers a large vanity, separate toilet, spa bath and shower
- The laundry has ample storage, bench space and an adjoining portico – ideal to store your boots and Jackets

Outdoors;

- North facing tiled verandah to front of home, with pull down shade blinds for extra shelter
- Hardwood decked area, perfect spot to enjoy some sunshine
- Incredible 12m x 12m American Barn style shed with high clearance, concrete floor, power, and lights
- 12m x 8m carport is attached to shed ideal for storing boats, caravans, horse floats under cover
- Horse stables and holding yards are conveniently located near the home
- Recently top dressed 40m x 20m Horse arena and Round Yard with 15m diameter
- 5 Livestock paddocks with double fencing for shelter belts, most offering electric fencing and stock troughs to 4 paddocks, one with horse shelter
- Luscious lawns to front of home
- Over 1,000 trees have been planted on the property by current owners

Services;

- Mains power
- Aerobic septic system
- 2 x 95,000L colorbond rainwater tanks with filters
- 13 Panel solar system with 0.44c feed in tariff
- Solar boosted electric hot water system

Distances

- 3 mins drive from Myponga Beach
- 10 mins from Myponga township
- 20 mins from Aldinga beach
- 1hr 10 mins from Adelaide CBD

This prestige lifestyle property is located in the tightly held, blue chip holiday home location of Myponga Beach. Imagine waking up to long walks on an empty beach. The property is well suited to owner occupiers looking to escape to a simpler life or those looking for the ultimate weekend retreat. Constructed in 2010 by the current owners the home was designed to offer the perfect blend of comfort, luxury, and magical views, coupled with an easy to manage 14 acres this is the one you've been waiting for. Come and check it - you gonna love it!

Certificate of Title - 6016/463
Council - Yankalilla
Zoning - Ru - Rural
Year Built - 2010
Land Size - 14 Acres
Total Build area - 521m²
Council Rates - \$3,844.75 pa
SA Water Rates - N/A
Emergency Services Levy - \$123.30 pa

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