

**21 Higgins Street, Encounter Bay, SA 5211**



**House For Sale**

Thursday, 30 November 2023

**21 Higgins Street, Encounter Bay, SA 5211**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 712 m2**

**Type: House**



John Mowling

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**\$479,000**

Welcome to "Rose Cottage," A comfortable 3-bedroom home nestled on a generous 712m<sup>2</sup> allotment. With ample space for your caravan, boat, or the big shed you've always wanted, this property offers a lifestyle of comfort and convenience. Approaching the home, you're welcomed by a colourful front garden that invites you to step inside and discover a thoughtfully designed home. Firstly, you enter the open-plan lounge - a perfect spot for switching off and enjoying your favourite TV shows or unwinding with a good book. Opposite is the master bedroom which boasts a ceiling fan, two built-in robes and ensuite-style access to the main 3-way bathroom. This walk through bathroom features a bath and shower, along a separate toilet and a private vanity area, ensuring both practicality and privacy. The heart of "Rose Cottage" is the air-conditioned open-plan living area, seamlessly blending the convenient kitchen with new benchtops, under-bench oven & electric hob to the family dining and living areas, providing a versatile hub for daily activities and gatherings. Two additional bedrooms, one with a built-in robe, complete the accommodation offerings, making this home ideal for families or those who love to host guests. From the family area, glass sliding doors open up to the sheltered paved outside entertaining area, seamlessly connecting indoor and outdoor living spaces. Beyond the entertainment area lies a spacious, easy-care garden, offering the perfect backdrop for outdoor activities, relaxation, and gardening enthusiasts alike with its great mix of fruit trees. With the added convenience of ample space for your caravan, boat, or the option to build a large shed, "Rose Cottage" truly caters to the diverse needs and desires of its future residents. Don't miss the opportunity to make "Rose Cottage" your next home or investment opportunity. Embrace the charm and possibilities that await you. For more information or to arrange a private viewing please contact John Mowling on 0407 311 976. Disclaimer - 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. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect - RLA298107.