

25 Bolger Way, Encounter Bay, SA 5211

House For Sale

Wednesday, 29 May 2024

NEWTON
&CO

25 Bolger Way, Encounter Bay, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 660 m2

Type: House



Adele Newton
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Price Guide \$780,000 - \$850,000

This Tudor-inspired stunner built in 2000 combines lovely character with exceptional family-friendly adaptability as it spills across a 3-living, 4-bedroom footprint of endless contemporary charm in one of the South Coast's most sought-after pockets. Capturing coveted ocean and rolling hills views, a sweeping and sunbathed backyard embracing the rejuvenating fresh air, and supremely spacious interior that sees a delightful open-plan entertaining helmed by a foodie's zone with all the room for helping hands and company while you cook... the lifestyle potential here cannot be overstated. With a versatile floorplan that sees a light-filled ground level master bedroom complete with walk-in wardrobe and private ensuite, and 3 wonderfully generous upstairs bedrooms nestled around a bright and airy retreat, perfect for giving the kids their own space to rule and roost, along with relaxing a formal lounge and dining or home office option - the scope here is truly enticing. Whisper-quiet on a residents' only cul-de-sac, moments from beachside strolls and scenic walking trails, and only 10-minutes to Victor's vibrant centre, don't miss the opportunity to claim this coastal haven!

KEY FEATURES- Wonderfully light-filled open-plan lounge, casual meals and kitchen catching lovely backyard views, bay windows and cosy combustion heater - Spacious foodie's zone flush with great bench top space, abundant cabinetry and cupboards, WIP, dishwasher, in-wall oven and easy-clean induction cook top - Beautiful formal lounge with stunning views, and adjoining formal dining or handy home office/study option - Generous ground floor master bedroom spilling with natural light and featuring ceiling fan, soft carpets, large WIR and private ensuite - Lofty upstairs retreat with bay windows, ceiling fan and soft carpets - 3 supremely spacious bedrooms, all featuring ceiling fans, WIRs and lovely views - Neat and tidy contemporary bathroom, ground floor guest WC, functional laundry with storage, and bill-busting solar system - Superb outdoor entertaining area stretching beneath a charming pitched pergola and inviting picture-perfect morning coffee routines, sunny lunches and balmy twilight evenings with friends - Sweeping and sunbathed backyard of lush lawns and easy-care established gardens - Secure garage with large adjoining workshop area - Timeless Tudor-inspired frontage in this tightly held pocket

LOCATION- A leisure stroll to nearby leafy reserves, parks and playgrounds - 1km to the water's edge for rejuvenating beachside walks and rides - Around the corner from the scenic hiking trails of Petrel Cove and The Bluff and boat ramp - Only 10-minutes to the vibrant Victor central for all your café, restaurant, boutique shopping and entertainment needs

SPECIFICATIONS SCT - 5369 | 954 LAND SIZE - 660 sqm COUNCIL - Victor Harbor YEAR BUILT - 2000

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