

27 Battye Road, Encounter Bay, SA 5211

House For Sale

Thursday, 22 February 2024

27 Battye Road, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 836 m2

Type: House



Carly Schilling

0439860866

\$825,000 to \$860,000

This modern residence was built in 2011, featuring stunning sea views, a picturesque Bluff outlook, and a convenient stroll down to the beach. This impressive property offers 3 bedrooms, 2 bathrooms, fabulous entertaining, landscaped gardens, and ample parking including options for a caravan or boat, all set on a generous allotment of 836 sqm approx. 27 Batty Rd is the ideal coastal retreat for those looking to holiday or live permanently in this beautiful coastal area. The floor plan is thoughtfully designed and includes: Upper Level:- A spacious open plan living area with high ceilings, split system air conditioning, and an abundance of windows that fill the space with natural light and capture lovely sea views towards Granite Island and the Bluff.- A contemporary kitchen boasting Essa Stone benchtops with a waterfall edge, pendant lighting, a large breakfast bar, walk-in pantry, electric cooking and quality appliances. - Step outside onto the expansive decking area where you can fully appreciate the sea and reserve outlook. The convenient gas point makes barbecuing a breeze and provides the perfect setting for entertaining guests or simply unwinding after a long day.- The large master bedroom features a stunning Bluff outlook, plenty of storage with a walk-in robe and built-in robes, two-way access into the thoughtfully designed bathroom which also serves as an ensuite. -The bathroom includes a separate W/C and vanity, as well as a separate bath/shower area with direct access to the master bedroom. Downstairs:- Enter the home directly into the inviting living area, offering additional space for the whole family to enjoy. Here you will find quality bamboo flooring and a charming garden outlook.- Two guest bedrooms provide comfortable accommodation for family or friends.- The main bathroom features a timeless colour palette and includes a shower, vanity, and toilet.- Convenient under-stairs storage adds practicality and functionality to the home.-The large 836 sqm approx allotment has been exquisitely landscaped, showcasing a wide variety of established plants that bring the garden to life with vibrant colours. Additionally, you will find a lawned area, a veggie patch, and a variety of fruit trees including Apricot, Mandarin, Nectarine, Lemon and Almond. Two tool sheds offer ample storage for all your garden maintenance needs. -The fully paved back patio has a retractable clothesline and can double as an additional area where you can sit and enjoy the sun and a morning cuppa.-An undercover carport at the front of the home easily accommodates 2-4 vehicles. Furthermore, with some minor adjustments, there is potential for additional off-street parking for a caravan, boat, or trailer. Situated just a short 370m stroll from Franklin Parade, you will have easy access to cafes, restaurants, a public boat ramp, and the Encounter Bay bike track, where you can enjoy walks or bike rides along the scenic seafront. With so much to offer, don't miss out on this opportunity! Contact Carly Schilling today on 0439 860 866 to arrange your very own private inspection. 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. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.