

27 Sun Orchid Drive, Chiton, SA 5211

Sold House

Tuesday, 3 October 2023



27 Sun Orchid Drive, Chiton, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 632 m2

Type: House



Sylvie Clarke

0411191005

\$790,000

SOLD By Sylvie Clarke Only a short stroll to Chiton beach, this amazing architectural sustainable home design with a free-flowing layout is perfect for relaxed family living and entertaining, only 500m to the beach or Fleurieu Aquatic Centre and proximity to the very popular seaside town of Port Elliot and its boutiques, cafes and restaurants – ideal lifestyle choice. Completed in 2010, the home was built by McCracken Prestige Homes and shows attention to detail in its design; an example of sustainable living principles at Beyond Today Enviro-Development, whereby it is self-sufficient with regard to energy and water without compromising on modern comforts. The combination of East-West orientation plus Northern aspect on 632 sqm corner block, and product selection being mainly cladding and building techniques using best practice through-out the home, present great outcomes in winter whereby the rooms remains warm with hydronic underfloor heating, and in a heat wave, the internal temperatures remain comfortable with absolutely no air-conditioning. The floor plan design certainly accommodates for independent lifestyle and you will love the following features: The entrance welcomes you with earthy tones including full length rammed earth wall and tiled floor that flows to other living areas. Spacious Master bedroom with BIR and large Ensuite that includes open shower, vanity and toilet. Family room has plenty of natural light and can have diverse use including as a study. Through French doors you step out to the Alfresco area, a fantastic space for entertaining friends and family or just enjoy a quiet meditative moment in this beautiful peaceful surround. The open plan dining and living area includes raked ceilings and large double-glazed windows with upper and bottom opening for best cross ventilation. Very pleasant room that overlooks the private and colourful garden. Functional kitchen design has plenty of bench space and includes walk-in pantry, new LG dishwasher, electric oven and induction stove top. Nearby is a second storage room/pantry. Main bathroom is spacious and includes a deep bath, shower area, vanity and toilet. Well-appointed laundry has linen and storage cupboards with easy access to utilities area. Bedroom 2 is spacious and is in a peaceful corner of the house. Bedroom 3 has built-in office desk which offers a great space for those working from home or for family use. Single garage that is lined and has auto lift-up door plus internal access door. Other great features this home can offer:- NBN connected- highly insulated ceilings and walls (External & internal- (3yrs old Hydronic under-floor heating- double glaze windows (10mm gap) throughout the home- ceiling fans in all bedrooms and living areas- Approx. 10kWh Solar System- Solar H/W System- Approx. 20,000Lt R/W tank with filtration system; also mains access- Established native garden with manual irrigation system. The first impression is a feeling of complete harmony with its surroundings and the quality of its design. Add convenience and you have the full package: walking distance to the wetlands and only 500 m using walking-trails to the beach or a short drive to Port Elliot cafes, restaurants and boutiques or McCracken/Victor Harbor supermarkets and other facilities. For further information and if looking for a home at Beyond or looking to sell, please call Sylvie Clarke on 0411 191 005. PLEASE NOTE:- 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. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.