

**3 Bilgola Avenue, Hayborough, SA 5211**

**House For Sale**

Thursday, 15 February 2024

3 Bilgola Avenue, Hayborough, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,900,000 to \$2,050,000**

Best Offer by 6 March @ 12 noon (unless sold prior) Price: \$1,900,000 to \$2,050,000 Overlooking a lovely corner reserve one house back from the corner of Bilgola Avenue and Olivers Parade, the home has quite breathtaking sea views of Hayborough, Dump, Chiton and Boomer Beaches, going all the way to Knights Beach at Port Elliot. Located in one of the more coveted parts of the South Coast, you will discover this immaculately presented Weeks Peacock Home, built of rendered Hebel construction, Circa 2004. The home is found on a beautifully maintained low maintenance 699m<sup>2</sup> (approx) allotment. Great pride has been taken maintaining the appearance of this immaculately presented home, both inside and out. The home sits proudly towards the back of the gently sloping allotment, enhancing the glorious beach and ocean views. The wide double front door welcomes you into the home - a beautiful guest bedroom enjoys fabulous sea views and comes with a walk-in robe, with access to the beautifully appointed two-way bathroom, complete with full size bath, shower, vanity and wc. The light and bright downstairs living room, could easily accommodate a sofa bed and provides access to the low maintenance backyard. The third bedroom with built-in robe is found off the living room. The laundry comes with plenty of cupboard space. Internal access to the fully lined double garage is also from the living room - the garage has two automatic panel-lift doors and excellent storage with a bank of built-in cupboards running across the back wall. Upstairs is where the "Wow" really starts to kick in! There are two living areas upstairs - both with stunning sea views - both open to the fabulous, covered balcony which has hosted many memorable lunches over the years and will be sure to host many more! The kitchen with island bench, has plenty of bench and cupboard space, with two drawer Fisher & Paykel dishwasher, IAG oven and hotplate. There is a huge walk-in pantry which would be extremely useful as a room you could lock-up, should short term rental accommodation be an option. A powder room is found just off the kitchen. The other living space is found on the southern side of the home and like the adjacent side, takes full advantage of the amazing sea views on offer, whilst capturing Granite Island as well. Both rooms are spacious with feature vaulted ceilings - the one off the kitchen currently used as casual lounge area with tv - the other a quieter room with comfy sofas and dining room table. The master bedroom suite is extremely spacious - capturing views of Granite Island and Seal Rock - a large walk-through robe leads into the ensuite bathroom, with floor to ceiling tiles, double shower, double vanities and wc. There are a host of features that come with this property - not the least of which is the fabulous boat/caravan park found on the side of the home - paved like the driveway, with a high clearance gable roof. The backyard is fenced and secure with lawn and easy-care garden beds, providing a safe space for both children and pets to play. There is a lemon tree (perfect for those G&T's or the odd Corona) and a peach tree. Other features include reverse cycle air conditioning throughout (with a recently installed Daikin unit), NBN to the house, hot water service with inverter, alarm system and roller shutters for added security. The home is so close to one of the best swimming beaches on the coast - Hayborough Beach - white sands and protected from the big waves by Olivers Reef. For those looking to catch a wave, a short walk further up the sands, will take you to Dump Beach where you will be right at home. The home is perfect in every sense - a wonderful, serene coastal residence, an idyllic getaway, or a home ideally suited to the short term holiday rental market. The views are to die for and the location - you couldn't ask for better, being right on the Encounter bikeway and walking trail, linking the riverport of Goolwa to "The Bluff" at Encounter Bay. Shopping, schools and restaurants are all in close proximity, there is nothing you will want for here! Offering location, lifestyle and opportunity!