

**3 Rymill Avenue, Encounter Bay, SA 5211**



**Sold House**

Saturday, 25 November 2023

3 Rymill Avenue, Encounter Bay, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 646 m2**

**Type: House**



Nathan Fry  
0885552626



Nici Casey  
0435556237

**\$520,000**

This charming cottage-style home is perfectly positioned to take advantage of tranquil beach views of Granite Island. Nestled among well-established garden, the private diamond-shaped property feels secluded yet is conveniently located close to schools, beaches, and the ring route in Encounter Bay. The full-length covered front porch welcomes you into the 3 bedroom, 2 bathroom home. The spacious open plan living area is perfect for entertaining and includes a kitchen with walk-in pantry, dining space, and living room. Integrated appliances such as an electric oven, stove top, and dishwasher make cooking easy. Split system air conditioning and heating, along with ceiling fans, keep comfort levels just right. The spacious main bedroom features a walk-in robe and ensuite bathroom. A second bedroom also has a built-in wardrobe. A central 3-way bathroom services the bedrooms. Built-in storage cupboards in the hall and laundry add extra storage. At the back of the home, a covered verandah is the ideal spot to relax and take in the peaceful surroundings. A single garage with remote roller door provides off-street parking. Additional features include a rainwater tank, toolshed, and gas hot water system. The backyard is lush with greenery and attracts an array of birdlife. Enjoy the tranquil beach views right from your own backyard! This ideal family home or investment property is perfectly positioned to take advantage of the tranquil beachside location close to amenities. Fantastic tenants currently paying \$430 per week, wishing to remain here long term makes this property ideal for investors. Should you wish to occupy this property, the current lease ends 27th June, 2024.- Solar system- Reverse cycle air-conditioning - Secure parking- sea viewsDisclaimer - 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.