

30 Battye Road, Encounter Bay, SA 5211

HARRIS

House For Sale

Saturday, 18 May 2024

30 Battye Road, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 821 m2

Type: House



Effie Vlachoulis
0412677189

\$550k-\$570k

This charming home was built in 1985 and features a spacious floor plan and a welcoming atmosphere with exposed wood characteristics and warm lighting. The property features 3 bedrooms, 1 bathroom and 2 car parks with a fabulous outdoor entertaining area. With the ambience of a timber cabin, you won't just enjoy this coastal property in summer but also in the winter with its cosy environment and inviting open fireplace. The property features a small 700m stroll to the beach, as well as stunning views of the bluff and Victor Harbor. Floor plan comprising of:- Open plan lounge and dining areas with large windows for sufficient natural lighting. - Reverse cycle split system and evaporative cooling as well as an open fireplace.- Double car shed with power perfect for fitting in a caravan or fishing boat for your holiday needs. - 2 additional bedrooms to the primary, generous in size and one fitted with bunk beds for extra space for guests or family. - Second toilet off laundry - Undercover outdoor deck area with seating for entertainment - Large garden and grass area with plenty of space for kids to explore and play- Primary bedroom fitted with large built-in robes with ample space for storage needs

Location Highlights: 30 Battye Road, Encounter Bay comes with the perks of short distances to seafront restaurants and cafes and the ability to dip your toes into the waters of its fabulous swimming spots. You can also explore the range of trails running over the bluff with a dramatic cliff top that comes with unforgettable views over the ocean and its coastline. Bike tracks along Franklin Parade are also available to you as well as boat ramps to aid to your fishing and water sports desires or chose to join a boat tour to spot some of the local marine life Encounter Bay has to offer. Whether you're looking for a holiday house, an inviting home or a rental property, 30 Battye Road is the perfect property for you. Contact Effie Vlachoulis on 0412 677 189 or email effiev@harrisre.com.au for more information.

Specifications: CT / 5546/755 Council / Victor Harbor Zoning / HN Built / 1985 Land / 821m² (approx) Frontage / 20.72m Council Rates / \$1406.10pa Emergency Services Levy / \$102.00pa SA Water / \$174.18pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Victor Harbor P.S, Port Elliot P.S, Goolwa P.S, Mount Compass Area School, Yankalilla Area School, Victor Harbor H.S, Goolwa Secondary College.,

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409