

**31 Fell Street, Encounter Bay, SA 5211**

**Sold House**

Sunday, 13 August 2023

31 Fell Street, Encounter Bay, SA 5211

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1030 m2**

**Type: House**



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## Contact agent

It's not often you get the opportunity to find a home that ticks just so many boxes! Located in a beautiful tranquil setting at the end of a quiet cul-de-sac, next to a Reserve and just a short 300 metre walk to the beach and Franklin Parade. This beautifully presented home is sure to impress - set in a beautiful garden setting on a large 1070m<sup>2</sup> (approx) allotment. From the moment you pull into the wide paved driveway you will be taken in by the greenery of the established garden and the clean lines of the recently painted two storey home Circa 1995 home. On entering the home you will be immediately drawn to the wonderful sense of space, the light and bright happy feel and the beautiful garden outlook from both the front and back of the home. Upstairs will delight - a landing separates the open plan living space from the three upstairs bedrooms - the master bedroom suite to one end, bedrooms two and three and the main bathroom at the other. The living space is fantastic - extremely spacious including a large white kitchen with double Lofra oven, Miele dishwasher, with plenty of cupboard space and large pantry. The benchtop/breakfast bar separates the kitchen from the extremely spacious sitting room, which in turn opens out onto the fabulous (large) tiled front balcony. The balcony has a north easterly aspect and is a space where you will be sure to spend hours and hours enjoying the benefits of alfresco living and dining. Drop down blinds add to the amenity, as will the delightful view of the front garden. A large dining table fits comfortably at the back of the living room, enjoying delightful views of both the front and back garden. Adjacent to the dining room is a small office nook with NBN connection, which is an ideal space for those who like to work from home. All bedrooms are generously proportioned - the master with front garden view comes with a large walk through his and hers robe and fabulous recently renovated ensuite bathroom, complete with white floor to ceiling tiles, double vanity, large glass framed shower alcove and wc. Bedrooms two and three both have built-in robes, one with a view over the back garden, the other with a lovely view over the neighbouring reserve. The main (white) bathroom has a full bath, shower and vanity - the wc is separate to the bathroom. The home has ducted reverse cycle air-conditioning and a 5Kw solar system. Downstairs you walk into a lovely white tiled entrance foyer which leads you into the fabulous second living room, this in turn opens out onto the back patio and garden. A small room/bar is to the left of the foyer and has a large opening with servery into the living room - partly plumbed, lending itself to be turned into a kitchenette sometime in the future. The fourth bedroom is downstairs and has its own ensuite bathroom with shower and vanity and separate wc. The laundry is large and has plenty of storage space. The garage will impress - capable of parking four cars - or two with plenty of room for a workshop/storage space for bikes, golf clubs, surfboards, kayaks and the like. A rear manual door opens to the back garden. The paved driveway continues down the southern (garage side) of the house running up to another two car garage with double sliding doors - providing additional storage space, with concrete floor and power connected. A very handy lined storeroom is found at the rear of the shed. Fruit trees including lemon, pear, satsuma plum, nectarine, peach and apple will provide your yearly fruit quota - not to mention the fabulous passionfruit planted on the back fence! A neat veggie garden completes the offering. A short walk to the beach and Franklin Parade, close to the Yilki General Store, Beach House Café, Whalers Restaurant and the Encounter Bay boat ramp. Offering a serene and beautiful lifestyle - this is the perfect coastal residence, or equalling appealing holiday getaway, with plenty of room for you boat or caravan!