

# 31 Rymill Avenue, Encounter Bay, SA 5211

P.J.D. REAL ESTATE

## House For Sale

Wednesday, 8 May 2024

31 Rymill Avenue, Encounter Bay, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 626 m2

Type: House



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**\$695,000**

You will love this spacious family home that has been refreshed, revamped & redecorated - it feels just like new again. Benefit from all new flooring, new painting & a stylish new kitchen inside & a refreshed & re-landscaped garden outside. Along with a generous 18 Solar panels, there is nothing you need to do here - simply enjoy living in this stylish home that is perfectly suited to family life or retirement living. • Inspections available by private appointment. An attractive street façade with widespread street frontage that allows for double driveway access on one side & a completely separate & dedicated caravan or RV parking space on the other. Separated by green lawns & pretty gardens. Contemporary red brick with cream rendered quoins are contrasted by the dark grey roof tiles. Your front door entry opens to a central hall. Brand new grey-toned vinyl plank flooring flows down & into the family space. A formal lounge / theatre room is to your right-hand side, at the front. New carpets create a cosy space to watch tv or sit & relax with a book. Your master suite is opposite. A private space. Enjoy your own personal ensuite bathroom & WIR for storage of your personal items. Also benefitting from new carpeting & window treatments. A soft feature wall & pretty views over the front garden. At the end of the hall, you step into a generous family "hub" that incorporates your casual living area, dining alcove & kitchen. A beautiful open plan room that is filled with natural light with windows to two sides. Feature walls in neutral tones. Home to the R/C Air conditioning unit. Patio doors open out onto your entertaining area & private rear yard. Your brand-new kitchen - a fantastic space indeed. Fitted with all neutral toned cabinetry & contrasting benchtops. Finished with a striking tiled splashback. A central & lengthy island bench & breakfast bar is a fantastic workspace. This kitchen offers you very good storage options with both high set & low-level cupboards with multiple large drawers for easy access. A tall pantry store completes the extensive storage. All new electric appliances including a convenient wall oven. Big window views over your entertaining area. Off the side of the family & dining area is a private wing that houses bedrooms 2, 3 & 4. A central corridor accesses all the bedrooms, which are of generous proportions. All 3 are equipped with double door built-in robes. A stylish 3-way family bathroom & laundry are also located in this wing. Outdoors is extremely private & low maintenance. Your entertaining area is covered by an extended gabled outback verandah that joins directly onto the rear side of the double garage, creating a huge area to host your family gatherings undercover. Shade awnings & timber privacy screens with concreted flooring. Surrounded by pretty gardens & lawns tucked in behind the raised privacy fencing to create a secluded space for your family & pets to relax. Enjoy the pretty setting of the neighbourhood with local schools, parks & playgrounds nearby, it's not too far to visit the beautiful Encounter Bay beachfront & benefit from the easy access into the town centre via the ring-route. Welcome to your new Encounter Bay home! Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455