

**4 Hope Street, Encounter Bay, SA 5211**



**House For Sale**

Wednesday, 17 April 2024

**4 Hope Street, Encounter Bay, SA 5211**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 925 m2**

**Type: House**



Paul Smith

0417624833

## BOB 06/05/2024 (USP)

**\*\* NEW Best offers NOW By 12noon 24/4/24 (USP)\*\*Price Guide \$750,000 to \$800,000OPEN BY APPOINTMENT**This contemporary residence offers a blend of coastal living and modern comfort. Step inside from, the tiled front verandah to discover high ceilings accentuating the airy ambiance throughout.A wide central hallway guides you through the home, leading to a formal lounge with double sliding door access, creating an inviting space for relaxation. The three double bedrooms, all featuring robes, offer comfortable accommodations, with the large master bedroom boasting a modern two-way ensuite bathroom with separate w.c. and separate vanity.Convenience is key with a large laundry equipped with a second w.c., vanity, and an abundance of built-in storage catering to practical living needs. At the heart of the home, the kitchen/dining/lounge area overlooks the tranquil rear garden and return verandah, providing a serene backdrop for everyday living.The 5-year-old classic white kitchen is a chef's delight, featuring soft-close drawers, a corner pantry, dishwasher provision, wall oven, ceramic cooktop, and abundant cupboard and bench space. Enjoy year-round comfort with a slow combustion stove, reverse cycle split system air-conditioner, and dual fans.Parking is a breeze with a high clearance single garage and carport, offering convenient access to the rear three-bay shed complete with power. Plus, a detached carport is ideal for caravan or a boat. Outdoors, a gazebo provides the perfect spot to admire the well-established gardens, featuring raised vegetable beds, a worm farm, and a wood store.Sustainability is prioritized with two large rainwater tanks connected to the home (excluding toilets), ensuring efficient water usage. Plus a 16 panel solar system for energy efficiency. Embrace a coastal lifestyle just a short flat walk to popular Yilki store and Beachouse cafe. Just a short drive to the Encounter Bay boat ramp, town centre shopping, cafes and services. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833