

41 Ibis Court, Point Boston, SA 5607

HARRIS

House For Sale

Tuesday, 23 April 2024

41 Ibis Court, Point Boston, SA 5607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1045 m2

Type: House



Rachel Hawkins
0882023500

\$649k-\$690k

Introducing a masterpiece of modern living that embraces classic touches, nestled just moments away from the pristine white sands of Point Boston's beaches. This brand new home boasts 4 bedrooms, 2 bathrooms, and a double garage on a street-to-street allotment, offering unparalleled luxury and convenience. Step through the grand recycled front door into a sanctuary where modern design meets classic sophistication. Throughout the home, exquisite vinyl plank flooring guides you effortlessly, while lush carpeting invites comfort in each of the bedrooms. Thoughtfully crafted with an intelligent floor plan, all bedrooms reside on one side of the home, ensuring privacy and tranquility. Meanwhile, the expansive kitchen and living areas occupy the other side, beckoning gatherings and cherished moments. At the forefront of the home, the master suite reigns supreme, boasting floor-to-ceiling built-in robes and a luxurious ensuite featuring a double rain shower, toilet, and vanity. Adorned with breathtaking ocean vistas, this sanctuary offers a retreat like no other. Bedrooms 2 and 3 provide ample space and convenience with their own built-in robes, while Bedroom 4 offers versatility as a second living area, accentuating the home's adaptability to your lifestyle. Ceiling fans adorn each bedroom, ensuring comfort year-round. The heart of the home, the open-plan kitchen, dining, and living area, exudes an aura of sophistication with soaring 3-meter ceilings and sensational views of the ocean. A generous island bench, 900mm oven, induction cooktop, dishwasher, and large pantry cater to culinary enthusiasts, while a pot filler over the stove adds a touch of European luxury. For cozy evenings, a large combustion fireplace graces the living area, complemented by a reverse cycle air conditioner for year-round comfort. Step out onto the front decking to savour the salty breeze and breathtaking ocean views, enhanced by a zip track blind for added privacy and protection. The practicalities of everyday life are seamlessly integrated, with the laundry offering ample storage and direct outdoor access. With 50,000L of rainwater plumbed throughout the home and provisions for effortless solar installation, sustainability meets sophistication in this coastal retreat. Welcome home to your seaside sanctuary:- Brand new 2024 build- Double glazed windows- 50,000L rainwater plumbed throughout the home- Street to street allotment- Front gated access for parking of boat or caravan- Front decking with gorgeous views- Quality fixtures and fittings- LED down lights throughout- 3m ceilings in living areas- Combustion FP & R/C A/C in lounge Specifications: CT / 6044/56 Council / Lower Eyre Peninsula Zoning / N Land / 1045m² (approx.) Frontage / 17.05m Council Rates / \$1,000pa (land value) Community Rates / \$250pq Community Manager / Whittles Strata Management Emergency Services Levy / \$157pa Estimated rental assessment \$600pw / Written rental assessment can be provided upon request Nearby Schools / Poonindie Community Learning Centre, Port Lincoln Junior P.S, Kirton Point P.S, Lincoln Gardens P.S, Port Lincoln H.S, Tumby Bay Area School, Cummins Area School 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