

43 La Ronde, Carrickalinga, SA, 5204

Sold House

Monday, 15 May 2023



43 La Ronde, Carrickalinga, SA, 5204

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Type: House



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Classic beach house living with rural charm

SOLD via Open Negotiation

Michael and Christine Holowiecki from Keeping It Realty are proud to present this large Torrens title two-storey home, reminiscent of a classic coastal beach house, with its open plan design, natural lighting and ventilation, and multiple separate bright and breezy living areas ensuring privacy is never an issue and invoking the same sense of invigoration and tranquility you feel while on a seaside holiday.

Situated in a lovely quiet street on a landscaped *773sqm block, this 5-bedroom home was built in 2008 and is the perfect investment for those seeking an AirBnB opportunity, a holiday home, large families with multiple members who appreciate separate living spaces, or those who would simply love a quieter lifestyle close to beach without being too far from the hustle and bustle of city life.

The home has attractive street appeal, with lovely, landscaped gardens beyond secure fencing, with the entrance to the home via wide paths and a driveway ensuring ease of access for any vehicle, while setting the tone of unrestricted easy living.

As you step inside, you're first greeted with large double doors making furniture transfer easy, as well as a lovely bright and inviting hallway/entrance area. Here you may head directly upstairs, or continue to your right down the hall to enter the downstairs premises, where you'll find a handy under the stairs storage room on the way.

The home has been designed with spaciousness, comfort and homeliness in mind, with 2.7m high ceilings, LED downlights and ceiling fans throughout, and as you continue along hallway to the right, you'll notice the attractive floating timber flooring that blends perfectly with the light and fresh colour scheme, instantly creating a sense of calm and simplicity.

At the end of the hall is the kitchenette with a pleasant garden view and lots of storage space, which opens out to a generous sunlit open plan lounge and dining area. The living space is inviting and surrounded by multiple glass sliding doors that aid in ensuring natural light permeates, and allowing outside breezes in, while leading to the outdoor area at the front of the home, ensuring a seamless transition from indoors to outdoors. A reverse cycle A/C split system unit in-stalled in the kitchen helps to maintain an ideal temperature throughout the downstairs living area.

Off the kitchen you'll find a large tiled laundry, complete with storage space and laundry tub, leading on to a separate toilet and main bathroom. The bathroom features a vanity unit, shower and a bathtub complete with spa jets for an indulgent bathing experience.

An additional carpeted hallway leads to a well-lit and functional study nook, taking advantage of the NBN network that has been connected directly to the home, and 2 well sized bedrooms, each containing a ceiling fan and carpeted floors to ensure you feel cozy.

Entrance to the rear yard can be gained by following the hall through the study nook. The yard is perfect for animal lovers, with plenty of space, green lawn, a gated and secure dog run or area for a chicken coop to the side of the property and multiple cat/dog flaps installed in the sliding doors throughout the home. The lovely gardens are designed to be low maintenance and contain multiple fruit trees, with 2 rainwater tanks (approx. 5000L each) ensuring water supply to the garden is never a problem. Additional storage is available in a compact garden shed, and a large powered garage also contains a 3m x 3m office with cable access plus mezzanine, lending itself to countless possible uses. The western side of the garage roof is also home to around 13 solar panels (approx. 4.3kW with individual inverters to each panel).

Back inside, the wooden internal stairs feature a useful chair lift. Once you reach the top of the stairs you are greeted with a continuation of lovely floating cork flooring leading into the huge galley style main kitchen. Here you'll find plenty of

cabinets and abundant preparation bench tops. The kitchen is equipped with a Miele dishwasher, freestanding Westinghouse electric stove, oven, separate griller and warming drawer, and a double sink, as well as a large walk-in pantry across the room that can store all your food items, or larger appliances.

This kitchen is also set within another naturally lit and beautiful spacious open plan living and dining area, finished in a modern and energizing colour scheme. A reverse cycle split system A/C unit and ceiling fan helps to cool the space and the area effortlessly expands into outdoor living with a huge covered and enclosed wrap-around verandah creating abundant space for entertaining, family BBQ's or simply reading and sipping your coffee while enjoying the tranquil views. Cafe blinds ensure the outdoor area can be enjoyed all year round.

Coming off the verandah is a private single bedroom, perfect for a teenager or extended family member seeking more privacy, an AirBnB rental, or an office, study, hobby room that can take ad-vantage of the location. Inside is the master bedroom that is light and bright, boasting access to the verandah, and a large built-in robe. A third bedroom can also be found on the top floor, both rooms with easy access to the bathroom containing vanity and shower, and a separate toilet for convenience.

Families with multiple vehicles take note that there is plenty of off street and safe parking, with undercover spaces available for a caravan or boat, as well as a carport, huge driveway and secure lock up garage at the rear of the home.

The location of the home is ideal, close to vineyards and situated a mere short 2-minute walk to breathtaking Carrickalinga Beach, with its famous rock pools, white sandy beaches and bay views. While offering all the advantages of semi-rural living, you're still only 1 hour and 15 minutes from the Adelaide CBD.

Such a stunning offering is sure to gain plenty of interest from investors and those seeking a quality lifestyle, so don't hesitate to arrange a viewing.

*= approximately

For further information about this listing, please contact: Christine Holowiecki on 0422 399 943 or Michael Holowiecki on 0404 833 919.

Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly.

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