

45 Sea Parade, Port Macdonnell, SA 5291



Sold House

Thursday, 21 March 2024

45 Sea Parade, Port Macdonnell, SA 5291

Bedrooms: 3

Bathrooms: 2

Area: 507 m2

Type: House



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\$800,000

EXPRESSIONS OF INTEREST BY 12PM WEDNESDAY APRIL 24TH 2024 (UNLESS SOLD PRIOR)Ray White Mt Gambier is pleased to present 45 Sea Parade, Port MacDonell, for sale. This beautiful three-bedroom property with sea views directly across the walking track and park on Sea Parade. The home is ready to walk in and set up an Airbnb or alternative rental - and is ideal for retirees or a couple to settle into a superb sea change residence. The workmanship, design and materials are all impeccable ensuring the property is presented as a luxurious retreat to escape everyday stressors. It is in a fantastic spot for enjoying the best of local hospitality, with trendy cafes and eateries including Tide Espresso Bar, The Bay Pizzeria, and Salt Café and Bar just a short walk. The Port MacDonnell Jetty is across the road - with brilliant fishing, paddling and swimming. The Port MacDonnell Boat Ramp, skatepark and Shelly Beach are a leisurely stroll down the walking path, and Riddoch Highway leads conveniently into Mount Gambier. The property is accessed via a meticulously curated garden with a long concrete driveway offering gated parking for vehicles and the boat. A gorgeous glass-fronted sunroom with contemporary grey tiles and sliding doors. Wake up to salt spray and sea views while enjoying a local brew. The sunroom sits in front of a double bedroom with large timber frame windows offering ocean views, stylish floating floors, built-in robes and a ceiling fan for comfort. The main bedroom is opposite and benefits from stunning ocean views via large windows. This luxury boudoir boasts floating floors, dual built-in robes and an ensuite bathroom with a classy seaside touch. It offers a free-standing bath with modern faucets, a floating timber vanity with a textured above-bench basin and a large mirror. It benefits from a glass frame rain shower and a toilet - this elegant bathroom provides the ultimate place to relax in the bubbles after a day of sun and surf. The centre of the home sits off the entry with an open plan living, dining room and a kitchen. A full-width window lets natural light filter in allows full enjoyment of the seascape. Pendant lighting, floating floors, a ceiling fan and reverse cycle air conditioning create an air of comfort. A stylish kitchen faces the front of the property. It features a wraparound breakfast bar with stone worktops in a U-shape formation with abundant cabinetry and new appliances. A double sink with designer tapware overlooks the side of the property with an under-bench dishwasher for convenience. The rear cabinets accommodate a large stainless-steel electric oven with a five-burner gas cooktop and a stainless-steel range hood. Rear-facing wet areas are separated by a functional mud room - perfect for washing the sand away before entering from the rear of the property. The main bathroom has stunning tiling, a huge walk-in rain shower with a frosted glass window, a full-width vanity accommodating dual above-bench basins, lots of storage and a full-width mirror. The toilet sits separately within the laundry for privacy and convenience. Even the laundry is perfected with a built-in wash basin sitting within a storage cabinet offering a character timber worktop. It overlooks the garden via a timber framed window with Venetian blinds. A spacious rear verandah wraps around to the left where an alfresco pergola area accommodates dining tables, a barbeque area, or a home for rustic wood-fired pizzas. An immaculate grassed garden is enclosed by a stone border with wine barrel planter pots and fencing for security. The garden provides a good-sized shed for maintaining the beautiful lawn and storing surfboards and fishing gear. Move straight in and enjoy the tranquillity. If holiday rental is on the cards, then get ready to play your first hand - with no shortage of visitors sure to be taken by this alluring property. This is the perfect time to make a sea change, start your dream business, or simply enjoy one of the most stunning holiday homes in the southeast. Contact Tahlia and the team at Ray White Mt Gambier to learn more. RLA 291953 Additional Property Information: Age/ Built: 1970 Land Size: 507 m² Council Rates: \$1,020 per annum Rental Appraisal: A rental appraisal has been conducted of approximately \$400 - \$420 Airbnb: approx. \$250 per night with additional cleaning costs.