

47 Sea Parade, Port Macdonnell, SA 5291



House For Sale

Saturday, 9 March 2024

47 Sea Parade, Port Macdonnell, SA 5291

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 504 m2

Type: House



Tahlia Gabrielli



Leearna Roberts
0417919330

Expressions of Interest by 12pm 19th April 24

EXPRESSION OF INTEREST BY 12PM 19TH OF APRIL 2024 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present 47 Sea Parade, Port MacDonell, for sale. This unique property comprises two attached dwellings - perfect for a passive income stream and a permanent residence. If you've ever wanted to own a live-in BnB, this character-packed sea view home ticks all the boxes. Curio Cottage sits on the right of the main residence. It is currently rented as a BnB, attracting visitors from all over the country and internationally. Both cottages could be rented or further renovated for versatility (STCA). The property overlooks the bay with the Port MacDonnell Boat Ramp, Skatepark and playground immediately to the right. It is ideal for accessing popular local cafes, The Bay Pizzaraia, the general store and pharmacy and The Victoria Hotel - Bay Pub. There are great surf spots just a short drive to Browns Bay, fantastic fishing, and a nearby school in Allendale - Mount Gambier is just 20 minutes by car. The cottages are accessed from Sea Parade, with two carports offering private entry to each space from Riddoch Highway. A charming front garden reveals a glass frontage allowing maximum views. A timber seating/dining area has been crafted just inside the garden - looking directly over the fishing port. The main residence is accessed through a gorgeous sitting room, allowing you to enjoy the sea in comfort, and toast to this poetic lifestyle with a glass of the region's famous wine. A carpeted, open-plan living room and dining room are comforted with reverse cycle air conditioning. This space offers contemporary, character pendant lighting and high ceilings with a second entry at the side. A gorgeous, sliding barn door leads from the dining area through to the kitchen, bathroom and rear-facing bedroom. The spacious, renovated kitchen features tiles, solid white cabinetry with marble-look worktops and stylish appliances. A double sink with an under-bench dishwasher overlooks the rear garden a grey feature storage wall sits between the washing and cooking areas. An electric oven with a large gas cooktop sits below a white panel tiled splashback with storage above and below the benches. This luxury kitchen provides abundant storage and everything needed to create tantalising seaside dining experiences. The rustic bathroom/wet room is just off the kitchen and features a character door with bevelled glass. A stunning timber vanity with storage and a square porcelain basin sits in front of a glass frame rain shower, a wall-mounted - post-surf shower area, and a toilet. Bedroom one is accessed from between the kitchen and bathroom. It boasts immaculately preserved floorboards and a built-in robe with beautiful leadlight doors. The second bedroom sits off the lounge room, benefitting from stunning views and gorgeous floorboards. Curio Cottage can be accessed from the front and rear of the property. The front entry leads directly into a stylish, modern kitchen with soft touch white cabinetry, floating floorboards and wall-to-wall windows for extensive views. An electric oven and gas cooktop sit opposite the entry, while a double sink with a dishwasher sits to the left. A gorgeous breakfast bar constructed with stainless steel and timber divides the kitchen from the rest of the cottage. A cosy living room with slanted ceilings looks out over the kitchen, and a queen bedroom sits at the back, accessed through a solid sliding door. The room is carpeted for comfort and benefits from a Velux window, a wall-mounted fan and an ensuite bathroom. The ensuite offers a glass framed shower, a toilet, a full-width vanity bench with basin and a mirror, and character flooring. Entry outside is just off the bathroom, leading into a fantastic alfresco space with lots of room for reading and relaxing next to the stone-wall water feature. The first garage and main residence access a stunning garden. It features a grassed area, tranquil stone alcoves and beautifully curated flora. A garden shed sits at the rear of the second carport, and there is a rainwater tank within the grounds, supplying both cottages. This is an incredible opportunity to make a sea change and run the salt-inspired BnB you've always dreamed of. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this stunning duo of cottages in stunning Port MacDonnell. Additional Property Information: Age/ Built: 1970 Land Size: 504m² Council Rates: \$1847.55 per annum Rental Appraisal: A rental appraisal has been conducted of approximately \$380-\$400 per week Airbnb: approx. \$250 per night with additional cleaning costs.