

49 Seagull Avenue, Chiton, SA 5211

House For Sale

Saturday, 9 December 2023

49 Seagull Avenue, Chiton, SA 5211

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 780 m2

Type: House



Mark Forde
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\$4,000,000 to \$4,400,000

Open by Appointment only Saturday afternoon Best Offer by 3 January 2024 @ 12 noon (unless sold prior) Price: \$4,000,000 to \$4,400,000 Watch the waves crash over the beautiful Chiton Rocks and marvel at the panoramic sea views taking in the coastline from Port Elliot to Victor Harbor, capturing Seal Rock, Granite Island, going all the way down to "The Bluff" at Encounter Bay. Welcome to one of the newest and most spectacular homes released for sale on the South Coast. The Circa 2020 home was built by award winning builders, South Coast Constructions - the build is of rendered masonry construction, with a magnificent towering Basket Range Sandstone blade wall - a striking feature. On entering the home you will be immediately captivated by the vast void found in the entry - the blade wall to your left-hand side and a stunning stringer staircase with timber treads leading you upstairs. Beautiful hardwood Blackbutt floors have been used in the entry, living areas and passageways. Downstairs you will find two large bedrooms, both with built-in robes, the beautifully appointed three-way bathroom with floor to ceiling tiles, the large laundry with plenty of cupboard space, to the magnificent guest suite (with stunning ocean views), ensuite bathroom and built-in robe. Next to the guest room you will find the home office, with its huge picture window, providing yet another spectacular ocean view. The adjoining spacious living room completes the downstairs floor plan. On arriving at the top of the stairs, be prepared to have your breath taken away - this is truly a Wow moment! The open plan living/dining room and kitchen is of extremely generous proportions, with magnificent floor to ceiling windows running the full width of the home - the view is to die for! Boomer Beach and Port Elliot to the East, Chiton Beach right in front of you, the islands and "The Bluff" to the South and Victor Harbor to the West - it's spectacular! The Blackbutt floor comes into its own upstairs and looks amazing against the feature Basket Range Stone fireplace and the designer kitchen with its wide island bench and white cabinetry, all with stone benchtops. The kitchen/living space makes this home an entertainer's delight. The gourmet kitchen with double AEG self-cleaning ovens, gas cooktop, integrated dishwasher, and fabulous butler's pantry, complete with fridge/freezer and dishwasher, not to mention all of the bench and storage space - will cater for the grandest of occasions. Floor to ceiling stacker doors open from the living room out onto the north facing alfresco deck. The deck is large and literally brings the outside in - you have the best of both worlds here with stunning hills views in one direction and the splendour of the ocean in the other. A storeroom with wine storage, adjacent laundry chute and beautiful powder room are found off the walkway leading to the master bedroom suite. The master captures the beautiful hills views and the morning sun and comes with a walk-thru robe and fabulous ensuite bathroom - relax in the bath and enjoy a view of the ocean! There are just so many features to this home - much thought has gone into the energy efficiency of the home, with the thermal mass of the blade wall, double-glazed windows and doors, all going to enhance the insulation qualities of the home, as well as minimising the outside noise. There is a Jinko 9.62Kw solar system with 10kw inverter connected to the grid. The finishes throughout are of the highest order, with feature strip lighting used to highlight the stone wall and staircase, as well as highlighting the floating bathroom vanities. This is a home for all occasions, be they permanent or holiday living. The views are irresistible and location unbeatable, being located midway between the village lifestyle of Port Elliot and the regional centre of Victor Harbor. The popular walking/bike trail runs along Seagull Avenue and links the River Port of Goolwa to Encounter Bay. View the magnificent steam engines power the "Cockle Train" as it passes by in front of you during the holiday season and on weekends. Marvel at the pods of dolphins as they frolic in the surf in front of you and watch the Southern Right Whales in Winter. The recently built Chiton Surf Lifesaving Club is only a few hundred metres away, with its café, bar and club house facilities. The beach is patrolled during the Summer holidays. Exceptional properties like this seldom come onto the market - this is one of those very rare opportunities when someone will be able to seize the moment and acquire an amazing home with just so much to offer.