

# 54 Ocean Road, Port Elliot, SA 5212



## Sold House

Friday, 3 November 2023

54 Ocean Road, Port Elliot, SA 5212

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 827 m2**

**Type: House**



Ben Heaslip  
0439860891



Rob Heaslip  
0439995760

## Contact agent

Best offer by 20/11/2023 (USP) by 12pm noon. Perched on one of Port Elliot's most sought-after street addresses, 54 Ocean Road presents spectacular ocean views overlooking Watsons Gap, with Granite Island, Victor Harbor township & The Bluff in the distance. Built for the current owner c1989, the property is available for the first time on the market. What sets it apart is its unique position on Ocean Road, ensuring uninterrupted ocean views without any obstructing street front power lines. Offering the finest coastal lifestyle, with Ocean Road being the connecting road for the Encounter Bikeway/ walking track, which links Chiton and Port Elliot. The historic township of Port Elliot is known for its trendy cafes, boutique shops, established pubs, and a wide selection of popular swimming and surfing beaches. Situated on approx. 827sqm allotment and boasting a total build of approx. 260sqm. The ground floor features four spacious bedrooms (Bedroom 1 with a WIR, Bedrooms 2 and 3 with BIRs), a main bathroom with a separate w.c, and lower staircase leading down to a double garage with laundry facilities. An additional garage with a higher clearance roller door is perfect for storing a caravan or boat, or it can serve as extra storage space. Upstairs is where your attention will be drawn, where large picture windows on the southern side showcase the stunning ocean views. Meanwhile, the northern windows flood the space with natural light. Upstairs hallway separates the lounge from the kitchen/ family area, where powder room is located. The lounge is equipped with a combustion heater and r/c air conditioning for year-round comfort. The well-maintained kitchen features electric appliances, dishwasher, plenty of cupboards/ drawers with ample counter space. The family area is versatile, functioning as both a dining and second living space, with double doors that lead to a spacious balcony, complete with fixed seating and a BBQ bench for outdoor entertaining. At the rear of the property there's a shade house which provides privacy to the bathroom, along with raised vegetable garden beds. The remaining outdoor space is a blank canvas, offering endless potential for future landscaping. Presenting a rare opportunity, don't miss your chance to make this coastal gem your own. For more information/ inspection times contact; Ben Heaslip 0439860891 | Rob Heaslip 0439995760