

55 Dodson Road, Encounter Bay, SA 5211

HARRIS

Sold House

Thursday, 12 October 2023

55 Dodson Road, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

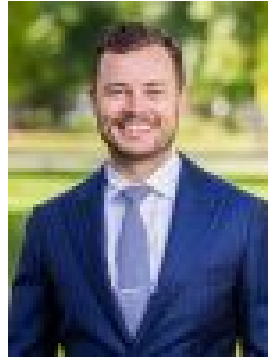
Parkings: 1

Area: 724 m2

Type: House



Dylan Lynch
0431896146



Taylor Bishop
0409256092

\$740,000

If you're looking for a stylish home, filled with natural light and just moments from the ocean, this Torrens titled 80's home polished with modern updates offers a wonderful base on a generous 724m² allotment. Originally constructed in 1986 and renovated with an eye to mid-century sensibilities, this solid brick house has been reimagined as a light-filled, sustainable home which reflects a love of the ocean lifestyle with city comforts. Situated behind a drought-resistant, bird attracting landscaped front garden, a deck extends from the home, shaping the perfect spot to take in glorious views which extend south along the coast to include Granite Island and easterly to the iconic Bluff. Entering the home onto stylish easy-care tiles, step down into the carpeted sunken lounge room. With raked ceilings and full length double glazed front windows you can enjoy those garden and coastal views and enjoy the visuals of storms rolling in from the ocean. From the hall, your eye is immediately drawn down to the slow combustion heater, a practical focal point for your winter entertaining. Those raked ceilings continue as you emerge into the open plan living; a fabulously versatile space with plenty of room for your dining and even a second lounge setting. Automatic skylights and clerestory windows provide light filled living spaces that once again "let the outside in". Powering weeknights and weekend entertaining alike, an updated kitchen offers plentiful sleek benchtops and quality cabinetry, with Bosch appliances including an induction hot plate, a dual drawer dishwasher, and a breakfast/island bar at its centre. Flowing seamlessly from the open plan living, a huge, paved entertainer's pergola provides a wonderful space to entertain and dine Alfresco, with plenty of room for a long entertainer's table for large celebrations. Around the corner you'll find three fruiting apple trees, vegetable and herb gardens. A low maintenance synthetic lawn and a huge amount of storage including woodshed add to the convenience of the property. Find the sleeping quarters quietly tucked out of the way. Three carpeted bedrooms are fitted with built-in robes, ceiling fans and sheer curtains, plus a large new main bathroom and a bathroom/laundry. The decadent main bathroom has been updated with floor-to-ceiling tiles, a luxurious freestanding bath, underfloor heating and a walk-in semi frameless rain shower. The second updated bathroom provides additional bathroom facilities including shower plus laundry facilities and storage. It's easy to imagine settling into this fabulous coastal town just a three-minute drive or 1km walk to the shores of Encounter Bay. Enjoy walks along the water, over to Granite Island and up the Bluff, and drives to nearby Port Elliot, Middleton and Goolwa. Become a regular yourself at iconic local hotspots including Yilki Store, Beach Café, and the Whalers Seaside Restaurant, enjoy the convenience of everyday shopping at Victor Central, and take your time browsing through the weekly Saturday Farmers Market or the Victor Harbor Beachside Markets every second Sunday. More features to love: - Split system A/C units, Eureka slow combustion heater and ceiling fans to three bedrooms - Luxaflex blinds and Skylights with remote operated blinds - Secure double carport and further off-street parking for cars and toys alike - Large powered shed/workshop/studio with concrete floor, split system A/C and verandah - Security screen doors - Bill-reducing 24 solar panel solar system install date TBC * - Rheem hot water service connected to solar system with AWS SunMate; - Approx. 13,000L rainwater tank plumbed to home and garden irrigation - Garden shed and woodshed - Easy access to Victor Harbor R- 7 Primary School, Investigator College and Encounter Lutheran College and Port Elliot and Goolwa primary schools, and within the catchment area for Victor Harbor Community Kindergarten - Just 3.7km to Victor Central Shopping Centre

Specifications: CT / 5604/782 Council / Victor Harbor Zoning / HNBuilt / 1986 Land / 724m² Frontage / 18.29m Council Rates / \$1,825.50pa Emergency Services Levy / \$120.15pa SA Water / \$209.05pa Estimated rental assessment: \$550 - \$600 p/w (Written rental assessment can be provided upon request) Nearby Schools / Victor Harbor P.S, Port Elliot P.S, Goolwa P.S, Mount Compass Area School, Yankalilla Area School, Victor Harbor H.S, Goolwa Secondary College

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