

6 Berrima Place, Carrickalinga, SA 5204

ADCOCK

Sold House

Tuesday, 26 September 2023

6 Berrima Place, Carrickalinga, SA 5204

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 750 m2

Type: House



Andrew Adcock
0418816874



Nikki Seppelt
0883884777

\$685,000

Where the calmest, clearest shores create one fine Fleurieu family holiday, comes an abode that sets the beachy bar high, and your B&B dreams higher...With its welcoming façade and Insta-worthy outdoor entertaining zones, "Perriwinkle" is fun, relaxed, eclectic, and cleverly renovated to meet the holiday rental and/or family getaway market; and we can smell the egg and bacon BBQ brunches from here. Capturing a clean and natural coastal palette, every light, tactile, and well-considered detail makes it a chic 3-bedroom buy – or glam Airbnb booking – leveraging 2 generous living areas, a gleaming Balhannah by Design kitchen, modern open plan bathroom with Caesarstone benchtops and dual basins, sweep-easy floating floors, split system comfort and ceiling fans. Yet nothing makes more of a style statement than the tile-inspired linoleum that brings each sublime double bedroom alive; the huge master given a priority bathroom pass via walk-in robes, as a separate 2nd toilet deems the home perfect for a pair of holidaying couples or families. As such, it leaves no doubt about its potential rental pulling power, and subject to your standard of furnishings, as an investor, you could earn up to \$300 per night, peak season. * With a super easy yet impactful coastal backyard, it diverts your focus to stoking the firepit or feeding the masses under the expansive all-seasons patio, while the double garage hosts multiple talents – parking the cars, stowing the sea toys, or declaring you the ping pong champion of the coast...There's the boat-launch allure of idyllic Wirrina Cove, a Deep Creek quadbike or camping adventure, a long lunch on deck at Forktree Brewing, an exhilarating bike ride from the point to Lady Bay Golf Course, or simply a barefoot stroll along Carrickalinga's unspoilt pristine shores. Here comes the sun, and the beach buy of a lifetime. There's no better beachy blueprint: 1990-built on approximately 750sqm 6m x 6m rear garage (or games retreat) Single carport Sparkling Balhannah by Design kitchen with stainless Blanco oven & Electrolux dishwasher Split system R/C A/C & ceiling fans for year-long comfort Undercover entertaining 3 generous bedrooms | 2 living areas. Beautifully renovated wet areas | 2 WCs Solar HWSNBN available Mains water connection Insulating roof batts Brilliant holiday rental, family weekender or permanent beach base 30 minutes to the tourist meccas of Victor Harbor & McLaren Vale 3kms to Normanville cafes & amenities Rental potential: \$300p/n peak season, \$250p/n mid-peak, \$200p/n low season **Estimates only, excluding booking, cleaning &/or credit card fees Property Information: Title Reference: 5268/190 Zoning: Neighbourhood Year Built: 1990 Council Rates: \$2211.85 per annum Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.