

**6 Lewis Road, Carrickalinga, SA 5204**

**HARRIS**

**House For Sale**

Thursday, 15 February 2024

6 Lewis Road, Carrickalinga, SA 5204

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 1**

**Area: 709 m2**

**Type: House**



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## Contact Agent

Best offers by 12noon Tuesday 12th March (unless sold prior) This property is leased out for short term accommodation. Inspection availability will be limited. Please register your interest for times. Highly rated as 5-star accommodation on the holiday booking apps that matter, this custom home takes its laid-back, Australian beach shack vibes and elevates them to stylish levels worthy of its enviable position within a 4-minute stroll of Carrickalinga's white sands and clear waters. A weatherboard facade makes way for raked ceilings, prolific use of timber, rustic exposed brick and distinct feature lighting to conjure a memorable mix of texture, warmth, charm and modernity across this consummate entertainer with a whopping six bedrooms to its name. Nestled in a sheltered pocket, the harsh Australian elements magically bypass this efficient home cleverly designed to passively heat and cool itself. The cosy combustion heater and ducted evaporative cooling step up in the dead of winter and heart of summer. With solid surface acrylic benchtops, a shimmering Smeg 900mm freestanding oven/gas cooktop, dishwasher and a huge butler's pantry, the main kitchen is stylish, super-functional and well-versed in feeding hungry crowds without breaking a sweat. The kitchen is also a great circuit breaker for the main bedroom and its ensuite and walk-in robe, ensuring your guests will always feel like they have their own privacy - not to mention two bathrooms to choose from. Yet, it's all about coming together, enjoying those post beach-day meals and moments on the expansive deck with a kitchen of its own, raked ceilings clad in Karri, down lighting, built-in speakers and a space for your big screen TV. The Boxing Day test and Christmas leftovers never looked so good. See you at the beach. -? Just metres from one of South Australia's most beautiful beaches -? Reside or utilise it as highly-rated short or long-term holiday accommodation -? Cleverly designed for passive comfort -? Sleeps large groups thanks to a flexible floorplan with up to six bedrooms -? Immaculately presented inside and out -? Large powered garage and off-street parking for multiple cars -? Loads of storage and separate laundry -? Fully-equipped outdoor kitchen with built-in BBQ and sink - Outdoor shower with both hot and cold water -? Three bathrooms -? Low-care landscaped gardens -? Fabulous ratings on Agoda and Booking.com -? Just a short drive from Normanville's many conveniences -? And much more. Specifications: CT / 5281/595 Council / Yankalilla Zoning / NBuilt / 1977 Land / 709m<sup>2</sup> (approx) Frontage / 18.41m Council Rates / \$2,911.15pa Emergency Services Levy / \$107.45pa SA Water / \$74.20pq Estimated rental assessment / \$700 - \$770 per week / Written rental assessment can be provided upon request Nearby Schools / Yankalilla Area School, Myponga P.S, Rapid Bay P.S, Mount Compass Area School, Victor Harbor H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409