

64 Franklin Parade, Encounter Bay, SA 5211

House For Sale

Friday, 3 May 2024



64 Franklin Parade, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 710 m2

Type: House



John Lewis
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\$1.4m - \$1.54m

Offers Close Tue, 21st May - 3pm (usp) Welcome to 64 Franklin Parade, Encounter Bay, a retro refashioned 3 beds, 2 bath double brick dwelling enjoying magnificent ocean views. Built circa 1972 and tastefully renovated to keep its vibrant 1970's vibe alive, this charming home offers a unique blend of modern comfort and vintage aesthetics. "Frankie's" as it's affectionately known is currently a popular holiday home, is the perfect weekend retreat or drop the anchor, live full time and enjoy relaxed esplanade living just steps from the sand and sea. The current owners have had development approval granted for two luxury double storey dwellings. The prestige homes have been designed by the multi award winning combination of Architects Ink and Krivic Built homes.

What We Love About The Property;

Indoors;

- Solid double brick construction
- Semi open plan living/dining/kitchen area has an abundance of natural light from the feature windows that capture those panoramic coastal views. Access door from the dining area leads into the rear garden and patio area and the area is serviced by a split system and ceiling fan for year 'round comfort
- Kitchen is well appointed with wall oven, induction cooktop, dishwasher, island bench and plenty of bench and cupboard space
- Second living space has eye catching original timber cladding with flame effect electric heating and stunning ocean views
- 3 bedrooms currently sleeping up to 8 people comfortably
- Main bedroom has a split system for heating and cooling, ceiling fan and fits a King size bed
- Bedroom 2 is of good size and offers nice natural light and a ceiling fan
- Bedroom 3 has ocean views and can accommodate 2 bunks
- Both bathrooms are neat and tidy and have showers, toilets and basins. There is also a bathtub in the main bathroom for the kids
- Freshly painted and new flooring throughout the home
- The home has no steps or stairs which keeps it open to wheel chair access

Outdoors;

- Front decking is the perfect spot to enjoy a sundowner and watch the glow of the sunset hit the ocean and light up the islands
- Rear paved patio area is a private space to unwind and watch the kids and pets play safely in the secure back yard
- Low maintenance attractive gardens
- Off-street parking and secure double car garage with remote access offers easy, safe access from Ridgeway Street
- Corner allotment allows for easy caravan and boat parking

Services;

- Mains power, water, sewer, NBN
- Electric hot water service (recently replaced)

'Frankie's' is perfectly positioned only 100m from the Yilki store a favourite amongst locals and visitors to enjoy a tasty meal and drink. Victor Harbor is a leisurely 13-minute bike ride along the esplanade and the CBD is around 1hr 20mins away making this location the perfect weekend coastal escape. This tastefully renovated 70's gem is currently operating as a successful holiday rental. Perfect to use as you wish and enjoy some good return on your investment. Positioned on a tightly held corner allotment, the opportunity to develop the site could not be better. The hard work has been done, what are you waiting for... Come and check it out - you're gonna love it!

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