

# 7/58-59 Franklin Parade, Encounter Bay, SA 5211

## Sold House

Friday, 3 November 2023

7/58-59 Franklin Parade, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 223 m2

Type: House



Carly Schilling

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## Contact agent

What a fantastic opportunity to purchase this low maintenance unit in one of the most sought after beachside locations in Encounter Bay. Only 90 meters to Franklin Parade where you will find scenic walking and bike track, popular restaurants and cafes along the seaside. Imagine waking up and having the convenience of grabbing a coffee and quick bite to eat from the eateries just around the corner. Situated at the rear of the group, number 7 is the pick of the bunch boasting 3 bedrooms, 1 bathroom, single garage and off street parking. Backing onto quiet Giles St you have the bonus of looking out over the lawned area. Perfect for a lock up and leave holiday home, permanent residence or investment. The property is ready to purchase now so you can enjoy Summer by the sea. Floor plan comprising of • Open plan kitchen, living and dining has a modern feel with cool coastal tones, easy care flooring and split system air conditioning • Kitchen has electric cooking, breakfast bar and garden outlook • 2 bedrooms both with built in robes • This unit is unique as it has the bonus of having a 3rd bedroom, with sliders out to the courtyard area and direct entry from garage this is a versatile area and could be used as a 2nd living area if desired • Retro bathroom with shower, vanity and toilet • Laundry with storage cabinet • Single garage under main roof. There is an additional enclosed carport off Giles St which the current owner has utilised since purchasing however this agreement can be subject to change • Rear courtyard is low maintenance and a quiet place to read a book and enjoy the sunshine • Furniture can be negotiable with sale making this residence ready for use in time for summer • Strata fees \$1960 p.a. (including sinking fund of \$500) If you enjoy lakeside activities you are only 350m away from John Crompton reserve where you will find sandy beach with is perfect for swimming, kayaking or paddle boarding. You cannot beat this outstanding location, smell the coffee brewing and hear the waves crash from your front porch, it doesn't get much better than this. Don't delay contact Carly Schilling on 0439 860 866 for your very own private inspection. Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.