

7 Esplanade, Bluff Beach, SA 5575



Sold House

Friday, 1 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 725 m²

Type: House

Contact agent

Nestled behind the sand dune on the Southern edge of tightly held Bluff Beach this stunning 2005 built 4-bedroom, 2 bathroom home offers a retirement or holiday home dreams are made of. Located on a good size 725m²* block at the end of a short and very quiet no-through road, you will soon forget you even have a few neighbours as your mind wanders watching the day pass by, gazing out to the ocean as boats head out for the day and the dolphins swim passed playfully. Exquisite 180-degree ocean views from the top storey provide the home's hub for you and your friends and family to spend your time together. The open plan kitchen, dining and living room flow perfectly capturing loads of natural light through what's almost a wall of glass to really maximise the views. The kitchen features walk-in pantry to go with loads of other cupboard and benchtop space, dishwasher, modern appliances and one of the best views from a kitchen sink you're likely to find. The balance of the upper level consists of main bedroom with fantastic ocean view to the South-West and dual walk-in robes, bathroom and office which could be utilised as another bedroom if desired. The ground level of the home is perfect for when friends and family come to stay with spacious living area, 3 large bedrooms - each with built-in robe, bathroom with shower and bath and good size laundry. There's also direct access to the double garage with electric roller doors so you don't have to dodge the weather bringing your shopping inside. Externally the property is extremely low maintenance with small lawn area and otherwise gravel throughout. The 12m x 7m* shed has 3 roller doors with 2.66m* clearance, perfect for the boat and/or caravan while also leaving plenty of room for your kayaks and fishing gear as well. Another shed of 6m x 4m* with roller door provides a great man cave/hobby shed option or simply just further storage space. The property is connected to common effluent system while it's serviced by rain water only (no mains available) with 80,000L* storage. Some further notable features of the property include two combustion heaters and reverse cycle split system A/C helping to ensure comfort year round, Tasmanian Oak staircase plus flooring through majority of 2nd level, 5KW solar system, roller shutters on some windows and outdoor blinds on upstairs front windows. Bluff Beach is a lovely seaside community that a few lucky people love to call home and others come to visit. 4WD boat launching from the beach within the sheltered bay gives fishers access to excellent offshore fishing year round while the beach is also a great spot for families to spend an afternoon with safe swimming for the kids. Minlaton is just 13km* drive away for your extensive services including very well-known Watsacowie craft brewery, supermarket, hardware store, hotel, café, bakery, newsagency, gym, high school, kindergarden and much more. The property is located a 2 1/2 hour* drive from the heart of Adelaide. For further information please contact Troy Goldsworthy, Nutrien Harcourts Minlaton - 0488 128 801. RLA 102485*approximately