

**7 James Drive, Carrickalinga, SA 5204**



**House For Sale**

Wednesday, 12 June 2024

7 James Drive, Carrickalinga, SA 5204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 927 m2**

**Type: House**



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## CONTACT AGENT

Welcome to a property that offers so many features, so much quality, and so much lifestyle you will fall in love the moment you walk through the front door. Set among other wonderful homes in seaside Carrickalinga, this stunning home enjoys a very unique position that overlooks the huge open green space that is the Carrickalinga Rise reserve. Featuring a flexible, modern floorplan, the home is geared up to those seeking to reside, retire or perhaps develop their property portfolio as a popular Airbnb (furniture inclusion package is available). The decor is modern and fresh, as too the quality flooring and abundance of appliances that offer year round comfort. As you enter, you are greeted by the open living space, and huge picture windows allowing a view from every angle to the reserve and water beyond. The warm and inviting master bedroom is to your right, complete with walk in robe, ensuite and rear deck access. To the top of the home is two more bedrooms, both generous in size, and both serviced by the three-way bathroom and separate toilet. A full sized laundry is just off the kitchen, and also serves as a flow-over pantry, and also has rear deck access. If you are seeking a home where the kitchen has been already upgraded, then this is the one. The bespoke kitchen is a wonderful, functional space that is filled with storage options, as well as plenty of bench space and quality appliances. Overlooking the large living space and dining room, there is more than enough space to really stretch out and relax. Speaking of relaxing, the double doors lead you to the outdoor entertaining area on the deck. Wrapping the rear of the home, it truly is a fantastic place to have parties, BBQs, and catch the sunsets over the water every evening. There is room to sit with a coffee, entertain friends, and best of all watch the kids and pets play on the secure rear grassed yard. Did you see the fire pit? What about the carport to the side with rear yard access and the handy garden shed? What you will spot very quickly is the gated rear fence that allows you to have direct access to the Carrickalinga Rise reserve. Here is where your rear yard expands to no end, and those with kids and pets will soon enjoy the endless fun and possibilities this very rare access opportunity provides. Homes like this one are hard to find, and that classic Carrickalinga lifestyle has never been more in reach than with this property. Book your inspection today - contact Jason on [jason.ohalloran@raywhite.com](mailto:jason.ohalloran@raywhite.com). \*NOTE - A property brochure pack is available upon request - This property has been prepared for use as a Holiday Lease/Airbnb opportunity, and a furniture inclusion package is available. Land size / 927sqm (approx.) House size / 165 sqm (approx.) Frontage / 16.6 m (approx.) Services available / Mains power, water, and NBN Local Council / District Council of Yankalilla Title / Torrens Title Want to find out where your property sits within the current market? Have our award-winning agent come out and provide you with a market update on your home or investment! Call Jason O'Halloran now on 0435 838 098 or email him on [jason.ohalloran@raywhite.com](mailto:jason.ohalloran@raywhite.com) Specialists in: Normanville, Myponga, Carrickalinga, Yankalilla, Mt Compass, Second Valley, Wirrina, Rapid Bay, Second Valley, Delamere, Cape Jervis, Sellicks Beach, Pages Flat, Inman Valley, Bald Hills, Parawa. Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: We have obtained all the information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale. If a land size is quoted it is an approximation only. You must make your own inquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.