

**80B Matthew Flinders Drive, Encounter Bay, SA 5211**

**P.J.D. REAL ESTATE**

## House For Sale

Wednesday, 8 May 2024

80B Matthew Flinders Drive, Encounter Bay, SA 5211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 482 m2**

**Type: House**



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**\$775,000**

You will fall in love with this classic, quality-built home. Beautifully presented & immaculately maintained both inside & out. An elegant home enjoying a fantastic location in Encounter Lakes. Set on the high side of the road, opposite the waterways, with access to the lake just a few meters up the road. Perfectly positioned to walk with ease to the seafront & the local cafes. • Inspections available by private appointment, please call or email to arrange. This stylish home offers you superb space in all rooms, tall ceilings, ducted heating & cooling, roller shutters, solar power, extensive storage & a huge undercover entertaining area. The roadside elevation enjoys a double paved driveway leading up & into the UMR double garage with integral doorway leading inside via the study / home office. Attractive rendered brick is highlighted by leadlight trimmed windows. Stately double doors are set under a tall portico & open into formal hall with feature vaulted ceiling. Decorative pillars frame an elegant lounge room, with quality carpeting. Views over your front garden. Directly opposite, your master suite enjoys a private ensuite bathroom, decorated in soft creams with a pretty contrasting blue feature tile. A split-system R/C + ducted heating & cooling & ceiling fan create a comfortable zone. Good storage in the generous WIR. Soft golden timber floors flow through the living areas of the home, leading from the front door, past superb tall storage cabinets & down into the open plan family hub. Zoned into dining & living areas with kitchen convenient to both. A great space, filled with natural light streaming in via multiple windows to 2 elevations. Home to a 2nd Split system R/C A/C unit. Kitchen is very practical, with plentiful cream-toned cabinets & a large angled & partially raised bench in contrasting navy hues. Huge Walk-in pantry store, electric appliances & window views over the paved entertaining area. Access door by the fridge cavity opens into the study/ home office. A good-sized room fitted with timber built-in storage cabinet along one wall. This room provides direct access into the garage. The living area of this generous space has a large sliding glass door opening out to the paved courtyard entertaining area with high gabled pergola cover. A brilliant space to enjoy family gatherings & company of friends. Rear roller door from the garage accesses this space for easy manoeuvring of garden tools / trailers or even parking your boat. A side wing is home to your guest bedrooms 2,3 & 4. Built-in robe storage in 2. Positioned for easy access to the 3-way family bathroom. Neutral cream decoration, with matching feature tile as per the ensuite. Separate vanity area + shower & bath. WC is also separate. More storage cabinets for linen store & a fitted laundry is also in this wing. Outdoors is low maintenance & easy to manage. Your front garden has astro-turf surrounded by pretty roses set inside block paved retaining. Your rear garden is very private with tall fencing on all sides. A 'putting green' is around the back of the home for a little bit of fun, set into artificial grass. No mowing what-so-ever! Bordered by block retaining & easy-care plantings. An elegant property that is one of the absolute best in the very best of locations. Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455