# 85 Nicolas Baudin Dr, Encounter Bay, SA 5211
## House For Sale

**Thursday, 14 March 2024**

**85 Nicolas Baudin Dr, Encounter Bay, SA 5211**

**Bedrooms: 3**        **Bathrooms: 2**        **Parkings: 2**        **Type: House**



Carolyn Shaw
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**Price Guide 600,000 - 630,000**

Perfectly positioned home, slightly elevated with views across to a public reserve, playground and the Encounter Lakes where there is a sandy beach. Enjoy swimming, kayaking and canoe or just relax under a shady tree.Located around the corner is the seafront and many cafes, where you can enjoy a coffee and a light lunch.Featuring a front living room with a large picture window that frame the lovely reserve view. Nice high ceilings flow throughout the home with timber floors. The open plan living, dining and recently new kitchen boast plenty of room for entertaining. The kitchen features an island bench, plenty of soft closing drawers, utilities cupboard, dishwasher, wall oven and a skylight to allow plenty of natural light in.There are 3 bedrooms, master includes a walk-in robes and an ensuite. The main bathroom features a bath, shower vanity and toilet along with a separate laundry with built-ins. KEY FEATURES:Cassette style split system air-conditioner.Ceiling fans.Ducted Vacuum system.Roller shutters.High ceilings.Other Features include easy-care gardens with a single drive-thru garage with room for 2 cars/auto roller door, Outdoor entertaining area and two garden sheds.Fabulous living in a fabulous position.Private appointment only. Please call Carolyn Shaw on 0423 134 646SPECIFICATIONS CT - 5180 | 517LAND SIZE - 330 sqm COUNCIL - Victor Harbor All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.Property Code: 195