

1 Vanali Drive, Port Elliot, SA 5212



House For Sale

Sunday, 23 June 2024

1 Vanali Drive, Port Elliot, SA 5212

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 5862 m2

Type: House



Ben Heaslip
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\$950,000 - \$1,045,000

LOOK HERE!!EXPRESSIONS OF INTEREST - Contact Agent Great opportunity to secure highly sought after coastal lifestyle property within the tightly held Vanali Drive, on the edge of Port Elliot.Only minutes from North Terrace and The Strand, immerse yourself in Pt Elliot's cafes, restaurants, hotels and retail stores plus coastal attractions such as beautiful Horseshoe Bay. Situated on approx. 5,862sqm (1.44 acre) level allotment with 175sqm of living, the home was built c2004 boasting generous open plan living/ dining, large bedrooms plus other notable build features. Formal entry to foyer has vaulted ceiling and double doors through to open plan living/ dining space. Easterly-facing picture windows capture stunning coastal views of Pt Elliot to Middleton foreshore with the Coorong in the distance. Dining zone has sliding doors out to covered outdoor entertaining, with cafe blinds to enclose for year-round comfort. Spacious kitchen comprises of electric appliances, dual sink, dishwasher, ample bench space with surrounding pantry cupboards & drawers. Bedroom 3 is next to kitchen, with the option to use as guest room or office. Offset L-shaped hallway leads to main bedroom, with large BIR and ensuite.Bedroom 2 at opposite end of hallway, also with large BIR and enjoys coastal views.Main three-way bathroom consists of vanity, shower and bath; sep.w.c.Generous laundry has separate linen & store cupboards, with access out to private courtyard where the clothesline is located. Double garage with auto panel lift door has internal access via laundry area.Approx. 7.8m x 10.7m Workshop garage fronts Vanali Dr, with high clearance slide doors to accommodate storing a caravan &/or boat onsite. With a solar system and 3x 22,000L rainwater tanks to service the property, there are several fruit trees and veggie gardens for those who appreciate self-sufficiency. Along with mains water & an enviro-cycle, all making this a complete impressive property.Offering an enviable lifestyle, with coastal views in the popular Pt Elliot township, for further information & inspection times contact Heaslip Team.Disclaimer - 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. South Coast Realty will not accept any responsibility should any details prove to be incomplete or incorrect