

# 11 Seaview Road, Port Elliot, SA 5212

## House For Sale

Wednesday, 3 July 2024

11 Seaview Road, Port Elliot, SA 5212

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1062 m2

Type: House



Carly Schilling

0439860866

## **\$1,050,000 to \$1,150,000**

Positioned perfectly on an elevated corner position to capture sea views over Basham beach and sweeping vistas over the hills and township of Port Elliot. Only 300 m stroll down to the beach, 10 minute walk into town where you will find boutique shops, artisanal cafes, restaurants and of course the famous Port Elliot Bakery. 11 Seaview is very special residence as it has many incredible features including 4 bedrooms, flexible floor plan, 2 bathrooms, multiple living areas, single garage, carport for caravan / boat plus huge 9m by 7.5m approx shed perfect to house all your beach toys. Enjoy a generous allotment of 1062sqm with subdivision potential (STPC). This home has everything you could possibly wish for in a prominent Port Elliot position. Floor plan comprising of • Open plan kitchen / dining with large windows capturing natural light and taking in sea views over Basham Beach and the rolling hills. In the evenings enjoy a romantic meal with the twinkle of Port Elliot lights glistening in the background. Ceiling fan and R/C ducted air conditioning for all year comfort. Sliding doors out to the beautiful timber decking makes entertaining a breeze • Modern kitchen has island bench, Bosch dishwasher, wall oven, 900mm gas cooktop, plenty of cabinets • 2nd large living area is a quiet space, great for relaxing and unwinding • 4 bedrooms in total which offer a great deal of flexibility. Choose the large room at the front of the home with wall to wall built in robes or the spacious room at the rear of the residence with convenient ensuite as your main room. 3rd room with pretty garden outlook and office / 4th bedroom has sliding doors out to rear under cover entertaining • Main bathroom with full bath, shower and vanity plus separate W/C • Spacious laundry with built in cabinets • Fantastic private undercover entertaining area, fully paved and sheltered all year round • Single garage UMR with auto roller door, extra length for storage • Large carport purpose built for caravan/boat with extra height clearance • Brilliant 9m x 7.5m 3 bay shed with 2 auto roller doors, cement floor, power, workshop ideal for storing all your beach toys • Manicured gardens surround the home, large veggie patch and fruit trees • Other special features include monitored security system, irrigation to garden and lawn, 22,000L rainwater plumbed to house, 3kw solar keeping the bills at bay • Dual driveways, fantastic off-street parking • Generous allotment with subdivision potential (STPC) Packed full of fantastic features 11 Seaview Rd will suit a wide array of buyers including permanent residents, investors and holiday makers. Port Elliot is one of the most desired postcodes in SA, there are limited properties available in this tightly held location. Act fast and book your very own private inspection by phoning Carly Schilling on 0439 860 866 today. 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. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.