

15 Marlin Terrace, Encounter Bay, SA 5211

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House For Sale

Sunday, 23 June 2024

15 Marlin Terrace, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 681 m2

Type: House



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\$585,000.00

This classic home is perfect for any or all of the above. Set in the heart of Encounter Bay, on a level allotment with nature reserve at your back fence & parklands just a couple of doors away! Enjoy daily walks to the local cafés or a longer stroll to the beachfront at your leisure from this traditional 1990's home. This timeless home offers you traditional qualities including with dual living spaces & good-sized rooms & affords you the chance to add your own "stamp" in the décor with updates to the flooring & kitchen. All possible & practical at this price point! • Available to inspect by appointment - please call or email to arrange. An attractive property enjoying a good street presence with a double fronted home set on a good sized 680sqm level allotment, bordered by green lawns & low-maintenance natives. A concreted driveway leads you directly into the UMR carport with roller door. To one side there is a wide native planted verge that could be easily re-jigged to provide an extra parking space for extra vehicles, a boat or caravan. Offering you formal living & dining at the front of the home, with your casual family & dining at the rear. Your casual living space opens to the rear entertaining area & shady back garden via glass patio doors. A charming & well cared for home. Step inside via the UMR tiled front verandah & into a central hall. A generous, L-shaped formal lounge & dining room is set to your right, via a curved arch. A large Bay fronted window looks over your front garden & draws in the natural light. Feature "Pendant Lighting", RC Air conditioning. To the rear portion of the "L" your dining alcove will fit a good-sized table & overlooks the back garden. Opposite the living area & on the LHS of the entrance hall is your main bedroom. A quiet & secluded space that also enjoys the front garden views. A generous room with its own private ensuite bathroom & WIR storage. Your Ensuite bathroom is decorated in soft beige & cream tones with a pretty feature tile. Quality drapes & external roller shutters are fitted to both these front positioned rooms. The entry hall winds into the heart of the home, a large space incorporating casual family / dining & kitchen. Carpeted flooring in the family areas with slate-effect vinyl to the kitchen. Your kitchen is positioned off to the side of this room. A practical space with good storage options both overhead & under bench plus a tall pantry cupboard. Updated cabinets in white with grey benchtops. Convenient wall oven & electric hob with dishwasher. A large window brings in loads of natural light. The 2 guest / kid's bedrooms are positioned at the rear of the home. Both are central to the 3-way family bathroom & WC, with laundry facilities nearby. Bathroom is decorated in soft beige / grey tones with bath & shower & generous vanity unit. An outback verandah patio runs along the western elevation, providing the perfect shady entertaining area. Paved flooring & bordered by shady plants. Your back garden is pristine & very low maintenance. Lawns are edged by native bushes & trees & there is a small shed for storage/ workshop space. The rear of the home is bordered by a natural tree'd reserve, providing you with privacy & a pretty green backdrop. An excellent all-round retirement home, a good family home &/or the perfect investment home in beautiful Encounter Bay. You will truly love this home - it's one that will tick all the boxes for every member of the family right down to your furry friends! Please note: Furniture is for illustration purposes only. 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