

18 Channon St, Port Elliot, SA, 5212



House For Sale

Sunday, 3 November 2024

18 Channon St, Port Elliot, SA, 5212

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Type: House



Peter Hooper

FABULOUS COASTAL FAMILY HOME IN PORT ELLIOT

BEST OFFER BY: 22nd November 2024 (USP)

Price Guide: \$875,000 - \$962,500

Nestled in the stunning coastal location of Port Elliot and only a short stroll to the beach, this substantial family home offers a blend of modern comfort and convenience. With four spacious bedrooms and two excellent living areas, this residence is perfect for those seeking a relaxed yet vibrant lifestyle.

The open-plan kitchen, living, and dining area are designed for effortless entertaining, while the expansive kitchen boasts under bench oven, ceramic cooktop, dishwasher, ample cabinetry, large corner pantry, and a view overlooking the dining and living spaces.

The master bedroom features walk-through robes leading to a generously sized ensuite, complete with a double shower, vanity, and W/C.

Three additional good-sized bedrooms, all equipped with built-in robes, ensure ample accommodation for the entire family.

Functional features include a large laundry, a main bathroom with both shower and bath, a separate W/C, and powder area, providing convenience for a busy family life. Excellent linen storage in the passage adds to the home's practicality.

Enjoy year-round comfort with large reverse cycle air conditioning and ceiling fans which are complemented by 22 solar panels for energy efficiency. The front verandah, with its beautiful timber decking, invites you to relax and enjoy the surroundings while listening to the waves break on the shore.

Step outside from the lounge area to the fabulous undercover entertaining area, featuring a spacious timber deck that overlooks the secure rear yardan ideal spot for entertaining while watching the children play. Additional amenities include a large 6x9m garage/workshop, with cement floor, power and lighting, garden shed, and ample storage options. A delightful cubby for the children adds to the charm, and there's even a firepit to enjoy and space for a few chickens behind the shed.

Situated on a large 1106sqm flat allotment, just two streets from the beachfront, this home offers easy access to the stylish Port Elliot shopping precinct, cafes and gourmet dining, as well being in close proximity to Victor Harbor's town amenities, medical facilities, excellent schools, and other services.

This is the perfect family home where coastal living meets modern convenience.

For further information, please contact Angie on 0407 422 801 or Peter on 0417 838 086.

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