

# 2 Mark Place, Yankalilla, SA 5203

## House For Sale

Wednesday, 10 July 2024

2 Mark Place, Yankalilla, SA 5203

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 888 m2**

**Type: House**



John Lewis  
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**\$569k - \$599k**

Offers Close Tue, 30th Jul - 3pm (usp) You'll come for the change of pace, just a pause from a pristine coastline. You'll stay for a dependable family home and its large slice of a peaceful cul-de-sac on Yankalilla's town edge. Featuring three bedrooms, two bathrooms, open plan living/dining/kitchen area and a powered workshop for good measure, this neatly-presented C2004 brick veneer abode is all about making life as comfy and easy as possible. Just place your furniture and press 'play'

**HOME:**

- Greet open-plan living from the moment you step inside, flipping the script on the common floorplan in the best of ways
- Generously sized open-plan kitchen with expansive breakfast bar, freestanding oven/cooktop and bundles of storage
- A large walk-in pantry ensures there's always room for more treats
- Rest easy in the main bedroom featuring a de-cluttering built-in and walk-in robe, ensuite bathroom
- Two-way main bathroom with oversized corner bath/shower combo and separate toilet
- Large separate laundry with hat rack, doggy door, trough and external access
- Custom block-out blinds and comfy carpet to all bedrooms
- Loads of storage, including linen press
- Full of natural light
- Eye-pleasing, hardwearing timber-look flooring to hall and main living zone/kitchen

**OUTDOORS:**

- Pitched roof double carport with extra high clearance
- Enclosed outdoor entertaining to front of home, plus adjacent wrap-around verandah
- The home enjoys a subtly elevated position, only adding to its sense of peace and privacy
- Large workshop with concrete floor, power and lights and auto roller door
- Raised and enclosed timber decking
- Established easy-care gardens
- Two additional garden sheds
- Automated gates lead into the carport/garage
- Off-street parking for multiple vehicles
- Enjoy the calm of its cul-de-sac address

**SERVICES:**

- Mains water and electricity connected
- Sceptic system
- Electric hot water
- NBN connected
- Efficient split r/c
- Garden shed
- Rainwater tank

**LOCATION:** Strolling distance from Yankalilla's famous bakery, Drakes Supermarket, Hotel and more, you won't ever feel isolated in this tight-knit town that puts some of South Australia's most beautiful beaches within a short drive.

- 2 minutes to Yankalilla Area School
- 7 minutes' drive to Normanville Jetty and Surf Club
- 5 minutes to Normanville's cafes, supermarket, bakery and other specialty shops
- 8 minutes to the picturesque Carrickalinga beach
- 30 minutes to Victor Harbor
- 40 minutes to McLaren Vale
- 70 minutes to Adelaide

It's not just a dependable family home. It's a peaceful change of pace with suburbia's perks attached and natural beauty on its doorstep. Come check it out; you're gonna love it!

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