

# 22 Paradise Cove, Wirrina Cove, SA 5204

Harcourts  
Property People

## House For Sale

Tuesday, 25 June 2024

22 Paradise Cove, Wirrina Cove, SA 5204

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Greg Bolto

0400354255

## Contact Agent

The tranquillity of this stunning location is where you can enjoy endless uninterrupted panoramic views of the ocean and the marina as far as the eyes can see. On offer is this 2017 residential home that is still in brand new in condition throughout. A two-storey home that is one of 37 residential properties in this secluded location. Entry to Paradise Cove is via an electric gate, this private road access ensures no passing vehicles gain access other than the residents themselves. Rear access for vehicle parking is in the double garage positioned under the main roof. Entering the home on the lower level you will note the high ceilings, neutral decor, and the vast amount of natural sunlight filtering throughout all main rooms streaming in from the North. The ground floor can offer three generous bedrooms with ceiling fans. Two bedrooms have built in robes and all bedrooms accommodate queen size beds. One of the three bedrooms located downstairs may be used as a second separate living room. Located at the front of the home it completely captures the ocean views, this room is perfect for relaxing and taking in the scenic views, which includes the local kangaroo family who like to visit daily. This second living area makes a nice adult retreat, or teens hang out room, a versatile area to adapt for multiple use whilst always offering a spectacular view. From this room you can access the lower-level patio, this area is ideal for outdoor entertaining and a great BBQ area, a brick BBQ is only metres away. A tiled bathroom services the lower floor with a separate toilet and adjacent vanity. The separate laundry is located near the bathroom and has its own external access door. Flooring in all bedrooms is charcoal grey carpet. The large master bedroom with an ensuite, ceiling fan and built in wardrobe is located upstairs. A separate powder room and toilet is also located on this floor. Upstairs also includes a split system air conditioner, an open plan living, dining room accompanied by a modern well-appointed kitchen. The kitchen offers extensive storage space, this includes full overhead cupboards, a breakfast bar and ample bench top area for meal preparation. Hotplates for cooking, under bench oven, a rangehood and a dishwasher. The dining area accommodates a six-piece table and chair setting, the living area allows several chunky sofas, plus a coffee table and a big flat screen TV. The upper-level patio is accessed via glazed sliding stacker doors, from this elevated position it takes full advantage of the view of the ocean, and the marina with a piece of the coast that never gets dull. The ever-changing scenery can take hours away yet feel as though it has only been minutes. The patio is completely set up for outdoor entertaining, offering a stainless-steel BBQ, plus an overhead rangehood, eight chairs and large table setting all easily accommodated. The balustrade is 1.200 metre high all in glass, glass ensures the ocean and marina views are never obstructed. Roll down weatherproof blinds - screens when required, ensuring this patio can be used all year round in total comfort. Ceiling fans and an overhead heater, for those cooler evenings, make this space so much more enjoyable. Spending endless hours from sunup till sunset will be a must. With the marina and boat ramp only 200 metres away those who love their fishing will be a certain to see this location as a major benefit. Only a minutes' drive away is the Wirrina Cove resort. Located at this resort is a golf course, the resort restaurant and bar and the local caravan park. Normanville, Yankalilla, and Lady Bay are also located a short distance away by car. Located at Lady Bay is another world class golf course designed by Greg Norman, a resort, and the local hotel overlooking the golf course. A great way to spend your down time and enjoy an ale. There are also many other hidden delights, a microbrewery, gin distillery excellent beaches that extend to Second valley. Cafes, restaurants, and local variety shops all to be explored. Leisure time can be relaxing at home or getting out and about seeing the local sights and tasting the local food and refreshments. Please note all furniture and house hold goods are included in the sale unless otherwise stated. Method of sale, Best Offer on or before the 9th day of August 2024 unless sold prior.