

5 Norma Crescent, Encounter Bay, SA 5211

House For Sale

Sunday, 23 June 2024

5 Norma Crescent, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 920 m2

Type: House



Mark Forde
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\$820,000 to \$860,000

Best Offer By: 12 Noon, 17th July (Unless Sold Prior) Price: \$820,000 to \$860,000 Located in a fabulous, elevated position in beautiful Encounter Bay, you will find this immaculately present two storey beach house. Built by Rivergum Homes Circa 2004, designed to maximise the glorious sea and island views on offer. The upstairs open plan living area is sure to delight, with large windows taking in a panoramic view of the rolling hills of the Hindmarsh Valley to the north, the Victor Harbor township, the spectacular ocean, with Granite and Wright Islands, Seal Rock and "The Bluff" at Encounter Bay, ever prominent. On a clear day you can see all the way past the Murray Mouth down to "The Coorong". To take full advantage of the glorious north-east facing views on offer, the home comes with a fantastic alfresco deck which has been extended in more recent times, providing a wonderful space for outside entertaining and alfresco living. The kitchen comes with plenty of bench and cupboard space, induction cooktop, pyrolytic oven and Miele dishwasher. New hybrid floating floors have been installed in all living and traffic areas of the home. The master bedroom suite is upstairs, with a sliding glass door providing access to the balcony, whilst again taking full advantage of the glorious views on offer. The bedroom has both a built-in robe as well as a walk-in robe - the ensuite bathroom comes with shower, vanity and wc. Downstairs has two good sized bedrooms (one with built-in robe), a fabulous extremely spacious bathroom with spa bath, shower and vanity - the wc is separate to the bathroom. The bathroom looks out over the enclosed rear courtyard. In addition, there is a fabulous utility room, currently used as sewing room, but could easily adapt as a games room, downstairs living room or home office. The laundry with good storage space, completes the internal floor plan. You will find ceiling fans in all the bedrooms and upstairs living room. Moving outside through the back door, you will be sure to be impressed! Enter a large undercover all-weather entertaining area, complete with a fully irrigated fernery. There is a fabulous 6m x 4m lock-up shed with concrete floor and power connected - providing plenty of storage space or room for a workshop. There are two more 2.3m x 2.3m garden sheds as well. You will find raised garden beds, citrus and apricot trees, irrigated lawns front and rear and gates on both sides of the house, providing a safe and secure back yard for both children and pets. Additional features of the home include a 1.6 kw 10 panel Zen solar system, NBN connection, 15,000 litres of rainwater storage (3 x 5,000 litres each tank) connected to the Chromogen/Midea 280 3 kw heat pump hot water service and a reverse cycle split air-conditioner upstairs. There is a single carport with undercover protection to the front door. You will be spoilt for choice with so many lifestyle options, conveniently located to the iconic Yilki General Store and Beach House Café, as well as being only a few minutes' drive from the boat ramp and Whalers Seaside Restaurant at the foot of "The Bluff" - all found in beautiful Encounter Bay. For everything else you may need, a five- or six-minute drive will have in the Victor Harbor town centre. A wonderful lifestyle with stunning hills, sea and island views awaits. This is a home fit for all occasions, be it as a permanent residence, holiday getaway, or permanent rental property.