

81 Mentone Rd, Hayborough, SA, 5211



House For Sale

Saturday, 10 August 2024

81 Mentone Rd, Hayborough, SA, 5211

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Nathan Fry
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Charming Cottage with Stunning Sea Views

"Cute" is the word usually used to describe this lovely 1950's cottage by all who visit her. Nestled on the high side of Mentone Road, "Seagull Cottage" offers a serene lifestyle on a generous 780sqm allotment. Opposite a tranquil nature reserve and boasting panoramic sea views that encompass Seal Rock and Granite Island, this property is a rare gem. The front lounge and main bedroom both have spectacular views. Imagine waking up to breathtaking vistas every day, with the potential for even more expansive views if you consider a second storey in the future.

The home has two good sized bedrooms and a rear sunroom that can be used for different purposes. Currently being utilised as an exercise room, it overlooks the lovely paved patio and tiered lawn and orchard. The main bedroom has a remote controlled ceiling fan, while there is a split system in the second bedroom and another in the lounge. The lounge room also has a newly installed cosy Nectre combustion heater with new flu and extraction chimney.

The bathroom, with interior bath, shower and basin, includes heat lamps and extraction fan, and there is a separate toilet off of the laundry room. Rainwater is plumbed through to the laundry and toilet, and also connected to the electric Rheem HWS. The ability to easily switch over to mains at any time is an extra bonus.

The large covered patio area is the perfect space for entertaining guests, it overlooks the lovely lawned area - great for the kids and/or pets, with secure fencing and gates on both sides of the house. Security features include roller shutters on the front and side windows, plus a wireless Swann security system installed above the front door and eaves.

An Elgas gas tank with a spare outlet ensures your stove top and oven will never run low. NBN fiber to the premises has all your internet connections covered. Extra outdoor power points have been thoughtfully dotted around the place.

The property boasts a rear orchard with 12 trees including: orange, mandarin, peach, nectarine, almond, apple, mulberry, passionfruit and a blackberry! There are raised garden and wicking beds with two compost bins and front & rear automatic watering systems to keep everything happy whilst you're away. Two smaller sheds can easily accommodate firewood and there is also a paved sheltered bbq area with seating. The recently upgraded long driveway can comfortably house a caravan and boat.

Key Features:

- 1950s cottage with timber floors throughout
- 2 spacious bedrooms
- Separate lounge plus kitchen diner
- 2 split system air conditioners
- Wood combustion heater
- Well-appointed kitchen with timber bench tops and gas cooking
- Neat bathroom with bath and separate shower
- Laundry, sunroom, plus separate toilet
- Fantastic outdoor entertaining area with paved, retained space
- Double garage with power and concrete floor
- Landscaped backyard with separate BBQ area
- Approx. 10,000L rainwater tanks plumbed to the house
- Solar system (10 panels) with a 51-cent feed-in tariff until 2026
- Fruit trees include: 2 x orange, 2 x lemon, 1 x almond, 1 x mulberry bush, 2 x peaches, 1 x mandarin, 1 x apricot, 2 x apple, 1 x blackberry

Located just a 10 min walk to the beach and only a short walking distance to Coles, Bunnings, Aldi and 24 hour petrol stations.

"Seagull Cottage" is a lovely, nostalgic part of Victor's past and often visited by the local Maggies, blue tongue lizards and

frogs. With its combination of charming features, excellent infrastructure, and stunning sea views, this home is a must-see. Don't miss the opportunity to inspect this beautiful property and explore its incredible potential.

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