



18 Whalers Road, ENCOUNTER BAY

Just a short flat 230m (approx) walk to feel the sand in between your toes!

This attractive 2 storey weatherboard home was beautifully constructed by local builders in 2007 and has been a permanent home to our current owners for the past few years.

Lovingly maintained it is immaculate inside and out, which is evident when you pull up to the double driveway and second drive, perfect for visitors or perhaps your boat or van.

On entrance to the home you will find a spacious foyer area which also makes a great 2nd family/lounge room. As the current owners are able to run a business from home, the design/floorplan allows for the bottom storey to be set up so that it is completely separate from their day to day living upstairs and totally private.

Downstairs also offers direct access to the double garage with is high clearance with auto roller door and drive through to the rear yard. Bedrooms 2 & 3 are at this level, have built in robes plus bamboo flooring and are serviced by their own bathroom with sep wc. There is also the addition of a small kitchenette area with room for a bar fridge and a spot to make a cuppa for your guests. Last but not least the laundry with built in cupboards.

Up the staircase and into the main living you will find a generous open plan family, kitchen and meal area with elevated feature ceiling and huge picture windows leading to the decked balcony, which will give you a glimpse of the Bluff and Wright Island - it's the perfect spot to sit and enjoy your morning coffee or a glass of your favorite as the

TYPE: Under Contract

INTERNET ID: 11026273

SALE DETAILS

\$535,000

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Heidi Zitterbart
0410 572 208

sun sets.

The kitchen is fit for a family dinner or catering for the next big party, it has an abundance of drawers, stainless steel appliances, over head cupboards, a big flat bench, pantry and a pretty view over your back garden.

To complete this level is the decadent master suite - the only bedroom at this level. It comprises a 3.6 x 4.4m bedroom with full length walk in robe behind the wall of the bedhead and much larger than average en-suite.

The colour palette of the home is earthy and would compliment almost any decor to your liking.

Outdoors is a garden shed, manicured lawns and perfectly kept garden beds.

All in all this is a low maintenance home that would lend itself to a fantastic holiday getaway or a permanent home with a lifestyle that might trick you into thinking you were on holidays permanently.

Other must haves include ducted heating and cooling and a 3kw/12 panel solar system.

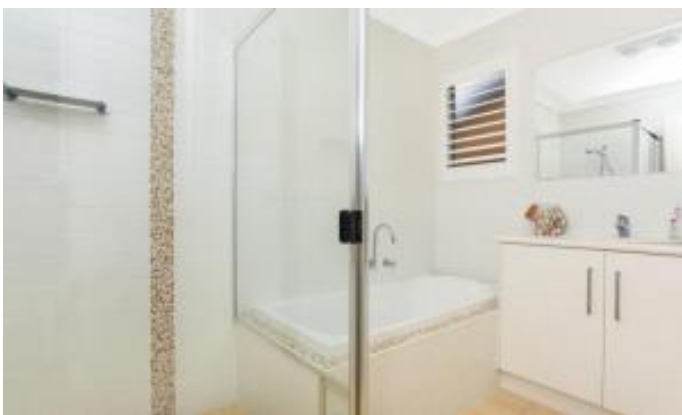
Of course the location is sensational - just a short flat walk to the beach, minutes to the town centre, not far from the boat ramp, walking/bike riding track, restaurants, deli and cafe all along Franklin Parade.

Make your private appointment today - don't miss out!!

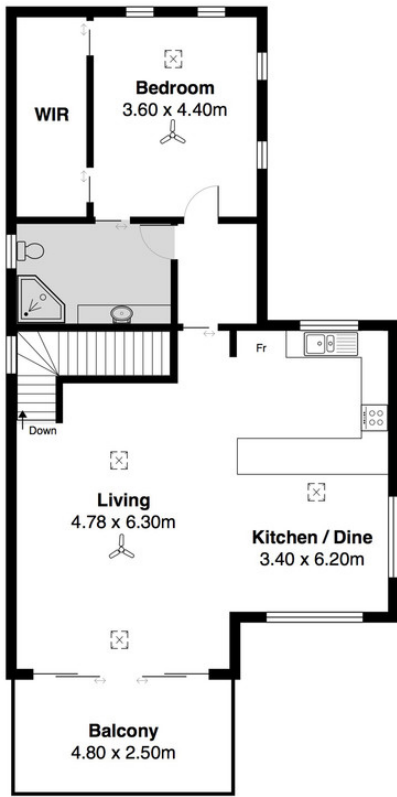
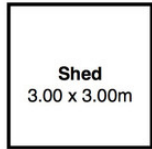
Other features: Built-In Wardrobes,Garden,Polished Timber Floor,Terrace/Balcony,short flat walk to beachfront

- Land Area 412 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Air Conditioning

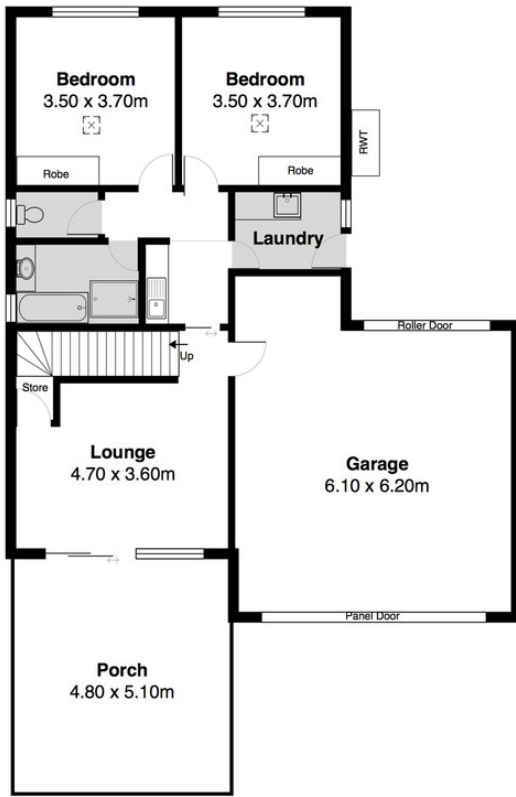








First Floor



Ground Floor

All measurements are approximate and for display purposes only