

1 Barton Crescent, Normanville, SA 5204



Sold House

Wednesday, 31 January 2024

1 Barton Crescent, Normanville, SA 5204

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1239 m2

Type: House



Luke Hutt

0418815049

\$850,000

This Property just been snapped up ! The owners wanted a quick sale so after 4 days on the market its sold ! Sorry to all who missed out, Call luke to discuss other off market opportunities or to get your home marketed and sold with the no fuss team here at elders Normanville ! Discover the allures of Normanville in this delightful Western Red Cedar two-story pole frame home, ideally situated just moments away from the vibrant town centre of Normanville, and a leisurely walk to one of Australia's best beaches. This location also provides a great spot to watch our famous sunsets over the sea, and the nightly nature show that will help you relax in this peaceful country life. Featuring 4 spacious bedrooms, two with built-in robes. The main enjoys a bright and light ensuite. All this is set on an expansive 1239m² corner allotment (subdivision potential STCC), embraced by beautifully landscaped native gardens and mature shade trees, offering a serene oasis that is both tranquil and green while still being a stone's throw to all the services you require. The large hedge provides for a private front yard, with plenty of lawn for the kids, dogs, and perhaps a boat clean up at the end of your perfect family beach day or mate's fishing trip! Externally, the property has an 8m by 6m shed and attached double carport, plus a small garden shed and two big rainwater tanks fully plumbed in a garden pump. The dwelling is clad with Cedar, giving it a cabin-like ambience enhanced by the exposed structural timbers throughout, offering a warm and inviting atmosphere. The hardwood floors on the upper level are in excellent condition and give a warmth and timeless appeal. The upstairs is one open-plan living, dining, and kitchen space, flooded with beautiful natural light from floor-to-ceiling cedar windows that provide picturesque views of the leafy surroundings. As well as further afield views out to sea and into the rugged hinterland of the Fleurieu hills. High ceilings and exposed timbers add character and depth to this peaceful living space. The split system air-conditioner and ceiling fan will keep you comfortable all year, while the solar system will work to keep those power bills down! Stepping out onto the expansive upper deck, aside from the sea and sunset views, you get a great little glimpse of the historic bits of town through the trees, which generally keep the property private. This deck could entertain quite a crowd, with the BBQ already in place; this could be a very popular summer hangout! Venturing downstairs, all four spacious bedrooms are on this level, with the master bedroom featuring its own ensuite and built-in robe. The laundry is also spacious with its own external door, serving as a great mudroom for any keen gardeners or beachgoers. The bathroom is also accessed through this space and is in great condition, bright and white! Properties like this one don't come up often! This is the perfect location to live as car-free as one can in such a beautiful country setting. Add the potential to carve off a block and downsize down the line; this could be the perfect escape for all number of city dwellers or tree-changers. Get in now before this one gets snapped up! Call Luke to arrange a private viewing or come along to one of the planned opens! Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833