

102 Excelsior Parade, Hindmarsh Island, SA 5214

House For Sale

Tuesday, 21 May 2024

102 Excelsior Parade, Hindmarsh Island, SA 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 769 m²

Type: House



Jemma Morris

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\$1,270,000

Best Offer By: 12 Noon, 11 June 2024 Price: \$1,270,000 Positioned for incredible ever-changing Coorong views, nothing breathes coastal elegance quite like this sunlit custom-built design, and its dreamy inclusions warrant as much exploration as its nature-skimming doorstep. Spot the ocean over the dunes on a clear day, admire the sky's rainbow of colours, watch circling eagles, soaring birdlife, and curious kangaroos; it's not a mirage, it's life from this magical island perch. With plantation shutters, double glazing, split, ducted and zoned climate control, some 4.5kW of solar, and a feature gas fire to each level, the attention to quality and comfort is undeniable. Three robed bedrooms embark from the wide central hallway; lofty ceilings, LED lighting, and gleaming porcelain floor tiles gloss over the 4-bedroom home's traffic zones to complete its striking picture. Leave the teens and entourage to the 2nd living zone and plumbed kitchenette downstairs; to the back, an undercover patio takes a ground-level perspective over the landscaped dripper-fed gardens. Up the American Oak staircase, whether its breakfast with a balcony burst of morning or telescopic views from the lounge, the south-easterly aspect confirms you'll be drawn to the glass or the upper-level entertainer's deck all year long. Track blinds, heating, ceiling fans and AV wiring guarantee it. The warm gourmet kitchen palette highlights soft-closing joinery, a waterfall island bench, stainless appliances, double fridge provisions, handy appliance hub, and a host's essential - a servery pane to the BBQ with water views as far as the horizon. Your domain, the only upstairs bedroom, drifts away to lavish legroom and a fully tiled ensuite for a floating vanity with sunken basins, a rain shower, valuable natural light and ventilation; in the main bathroom, it'll be dibs on the indulgent freestanding bath. As an extravagant holiday escape or your permanent destiny, cross the bridge, walk the trails, spy the wildlife... there's nothing quite like the sights and the 'shhh' you'll savour from here. Tranquillity & a touch of class: Gleaming 2-storey 2015 build by Gilbert Design & Construct. Magical views over Goolwa Channel & The Coorong. Tranquil aspect to the coastal reserve. Double-glazing & 4.5kW solar efficiency. View-savouring front & rear balconies. Dual living zones. External stairs to upper deck. Upper deck with ceiling fan, heating, glass balustrading & blind protection. Plumbed kitchenette with bar fridge provision. Secure double garage with laundry access. Master with ensuite & WIR. Bedrooms 2 & 3 with BIRs. Guest powder room. Large family bathroom & indulgent freestanding bath. Huge laundry with garage & backyard access. Automated garden drippers. Raised vegie patch & gravelled firepit zone. Rainwater capacity. An immaculate 745sqm (approx.) lifestyle allotment..