

**103 Excelsior Parade, Hindmarsh Island, SA 5214**

**House For Sale**

Monday, 22 January 2024

103 Excelsior Parade, Hindmarsh Island, SA 5214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jemma Morris

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**\$590,000 to \$615,000**

To the river, the sea, the idyllic lagoon and back - island calm awaits, and this elite Excelsior Parade position holds the key to it all in a pristine 2016-built custom design that feels as fresh today as it did on day one. The single level, 3-bedroom, 2-bathroom home makes no mistake about its quest for sunlight - it takes front and centre stage amongst the home's contemporary open plan layout; and as a family holiday base, retiree nest egg, or simply an escape route to paradise, this designer pad defines the true meaning of easy. Against sharp external lines, quality ensues with exposed aggregate concrete, dual garaging and remote tilt-up door security, fulfilling every coastal vibe indoors with warm whites, repeat glazing, bare feet ready polished concrete flooring, and split system climate comfort. Yet it's the dominant indoor/outdoor drawcard that pulls everyone together. For BBQ lovers, the sun lounger or a setting for 10, the open-air alfresco unfolds for sunny breakfasts, starry nights, and the extended family, a pivot from the living and kitchen zone's lofty ceiling peaks and clerestory windows. Taking a rear stance with its stainless appliances, prep island, feature pendants and glass splashbacks in river hues, is slick kitchen dinner service; taking a serene turn off entry - or via the alfresco - the master bedroom retreats for a walk-in robe and ensuite. Plot out your plans on a blank backyard canvas: build a deck, pebble it out, drop in some drought-tolerant plants and away you lock and go - the home's beachy aesthetic brings so many advantages. As does its locale - with fishing, pleasure cruising and walking trail leisure at virtually doorstep disposal, the attitude here is do as much or as little as you like ... why not opt for an immaculate modern home, basking in the sun of the south coast's favourite holiday island? Explore the isle's newest coastal attraction: -? Immaculate islander design, custom-built in 2016 -? Secure dual garage with internal access & auto panel lift door -? Open plan design with a central alfresco focus -? Soaring family room ceilings & clerestory windows -? Barefoot worthy polished concrete floors -? Stainless steel kitchen appliances incl. dishwasher & gas cooktop -? Forward master bedroom with WIR, ensuite & alfresco flow -? All 3 bedrooms are carpeted with ceiling fans -? Quality roller blinds in contrasting interior hues -? Immaculate modern bathroom & separate WC -? For families, retirees or a fabulous holiday rental -? Just 6kms to Goolwa's popular beachfront