

# 104 Excelsior Parade, Hindmarsh Island, SA 5214

## House For Sale

Tuesday, 26 December 2023

104 Excelsior Parade, Hindmarsh Island, SA 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 746 m<sup>2</sup>

Type: House



Kathleen Fry

**\$790,000 to \$840,000**

Best Offer By 25 January 2024 @ 12.00 noon (Unless Sold Prior)The ultimate surprise is at the rear of the home with new gazebo overlooking the tranquil majestic Coorong.The bliss of living by the marina, river and sea. Now you can enjoy light and bright coastal living at its best.Circa 2020 brick veneer home is quality inside and out with many extra features and the latest design and colours. You will certainly fall in love on first inspection. Floor plan comprises 4 bedrooms, 2 bathrooms plus 2 living areas including theatre room at the rear of the home.Master bedroom overlooks the rear garden and is complete with walk in robe and ensuite. There are 3 guest bedrooms the contemporary main 3-way bathroom is positioned between two of the guest bedrooms for easy access.Huge garage for parking with bonus walk in store room. New designer kitchen with the latest appliances, has a perfect layout with plenty of cupboards and drawers, long island bench plus butler's pantry, giving you so much extra space for storage. The stylish new kitchen is in the heart of the home and overlooks the family and dining room, such a beautiful space for everyone to enjoy. Off the kitchen is the most tranquil outdoor entertainment area, so much to love about the outdoor space. Such a relaxing spot, giving you that resort style feel to entertain with your friends all year around, the gazebo gives you stunning water views providing you with the ideal place for weekend BBQ's.If you are yearning to live or holiday by the river and sea this house, has it all just move in and enjoy. Other features include:Reverse cycle heating and coolingCeiling fans Instant gas hot waterRemote controlled motorised blinds inside 2700mm - 9 ft High ceilingsCeiling Insulation R 6.0Internal walls Insulation R 2.5Upgrade glazing to 4mm smart glass (Low-E)Outside wall alfresco area has gas outlet for gas BBQ cookerFridge also has water tap fitting installed for fridgeLounge, home theatre, bed 1, 2 and 3 fitted with Clipsal Cat6 NBNDData sockets and cabling to study/office location6 external security surveillance camera system set up with remote internet viewing accessRoof trusses set up for future solarThis magical home has it all positioned perfectly on 746m<sup>2</sup> of land approximately.Just move in and start living the marina lifestyle today.