

**12 Croser Street, Normanville, SA 5204**

**House For Sale**

Monday, 25 December 2023

12 Croser Street, Normanville, SA 5204

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 317 m2**

**Type: House**



Jeremy Parsons  
0417891472



Bonnie Willsmore

## **Preliminary Notice - Internal Photos To Follow**

Price Guide: Offers above \$950,000 Inspection by private appointment only (available from Dec 30 onwards). Absolutely stunning coastal residence mere moments away from the picturesque Normanville beach, where you will find the newly built and vibrant surf lifesaving club, incorporating 2 newly opened bars, a beachside kiosk, and an inviting restaurant. Situated just a brief 5-minute walk from the bustling heart of Normanville village, this property offers an exceptional opportunity for coastal living at its finest. This modern and stylish designer home, built in 2018 by award winning builder Dellatorre Constructions, boasts 3 bedrooms, including a master suite featuring an ensuite bathroom and a spacious walk-in robe. A total of 3 bathrooms, complete with 3 toilets, gives a degree of flexibility for the family or guests, and is complemented by a convenient 4th shower that is outdoors, perfect for rinsing off after a day full of beach activities. The state-of-the-art designer kitchen is designed to cater to both home cooks and professional chefs. It boasts stunning Caesarstone benchtops, an island bench crafted from elegant blackbutt timber, a generous walk-in butler's pantry, and a high-performance induction cooktop. Outdoor entertainment at its finest with a purpose-built pizza oven, a lush lawn area offering shade from a majestic gum tree, and a covered outdoor space featuring a heater, ideal for year-round gatherings. This eco-conscious home features a solar-powered hot water system, double-glazed windows for energy efficiency, strategically positioned north-facing windows for optimal sunlight, polished concrete floors for thermal mass benefits, top-tier insulation exceeding standard specifications, and intelligently designed hard-wired louvres facilitating efficient airflow to regulate temperatures. This remarkable property seamlessly combines luxury and sustainability, creating a haven where every aspect has been carefully designed to offer comfort, elegance, and an unparalleled coastal lifestyle. Don't miss out on the chance to claim this exceptional residence as your very own coastal sanctuary!