

# 13 Horizon Parade, Carrickalinga, SA 5204

## House For Sale

Tuesday, 16 January 2024



13 Horizon Parade, Carrickalinga, SA 5204

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 787 m2

Type: House



Kevin Radloff  
0432375216



Christine Smitham  
0413879102

**\$499K - \$548K**

Around 60 minutes South of Adelaide sits Carrickalinga, a quiet & friendly seaside hamlet that can lay claim to having South Australia's best beach as voted by "Lonley Planet"; the pristine white sand stretches all the way to Normanville and beyond while the stunning blue waters of Gulf St Vincent beckon those that like to swim, snorkel, body surf or paddle board. Occupying a commanding corner position offering a very generous 787SQM (approximately) this is a site that offers a fabulous canvas for those who like to plan ahead. This could be the perfect site to clear and rebuild (S.T.C.C) a light filled 2 storey home that would allow views of those beautiful blue waters some 600 metres to the West. Step inside this welcoming 2-bedroom home and you will be impressed by the abundance of natural light and the sense of peace & privacy such a position offers those wanting to escape to a seaside locale. While modest and practical this home is immediately livable and offers the imaginative new buyer the scope to extend the home, add a shed or rent out and land bank this property for future rebuilding of a new home of your design & specifications. Offering a split RC/AC system to provide the climate control, the home has NBN connected and comes on a walk-in walk-out basis with a fridge, some furniture, beds, minor electrical appliances, some cleaning equipment and kitchen items included in the sale to add to the convenience in setting up a weekender or holiday rental property. A fabulous opportunity to escape the rat race, if only for a weekend, or make the move permanent and plan to rebuild the retirement home you have long held as that ultimate goal! \* Low maintenance garden & shrubs\* Potential pet friendly holiday rental opportunity\* Generous corner allotment\* Situated back from the beachfront offering seclusion and privacy\* Bike and walking track around the whole cove\* Five minutes from the township of Normanville, where you'll find numerous cafes, pubs, boutique specialty & grocery stores\* Five minutes to the famous Forktree Brewing and Restaurant\* Less than a 15-minute drive to two golf courses and a marina/boat ramp \* Brand new Normanville Surf Club Contact Kevin at Jump Property RLA 260 752 for more information. M: 0432 375 216 E: kevin@jumpproperty.com.au