

# 13 Ingomar Court, Hallett Cove, SA 5158

## House For Sale

Wednesday, 8 May 2024

13 Ingomar Court, Hallett Cove, SA 5158

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Karen Nelson  
0417853322



Tom Morgan  
0429989044

**\$859k-\$919k|Best Offer By 3pm 20/5 (USP)**

Price Guide \$859,000 - \$919,000 | Best Offer By 3pm Monday 20th May 2024 (Unless Sold Prior)Welcome to 13 Ingomar Court, Hallett Cove! An enviable lifestyle home, nestled amongst a magnificent kaleidoscope of tropical, sub-tropical and temperate flora and fruit trees. Immerse yourself in the soothing solar heated magnesium pool, while marvelling at the picturesque sunsets and you could conceivably think you were in Hawaii! This unique residence features an open plan living, dining and kitchen experience, upon quality Blackbutt timber floors and high raked ceilings and timber beams. The double glazed windows and doors and combustion heater will provide cosy heating, while relishing the sea views. Entertainers will also appreciate the stylish gourmet kitchen, with plenty of soft close storage, waterfall bench with breakfast bar.... plus even more sea views. It is fully equipped to meet all your cooking needs with a 900mm 5-burner gas cooktop, double sink, dishwasher, ample bench & storage and microwave recess. Three tasteful bedrooms will provide a peaceful night's sleep for all the family; master with walk-in-robe, bedrooms 2 & 3 with built-in-robos. A contemporary bathroom with wall hung double vanity, a large shower recess and a separate toilet for convenience. The modernised laundry with plenty of cupboard and bench space, will facilitate the necessary chores. To the rear of the home you will discover the rumpus room, or is it a home office, a studio, maybe a gym - you decide!! Wonderment awaits as you move into the expansive, covered outdoor and fully decked, West facing entertaining area, with a quality swimming pool and sumptuous sea views. You can look forward to memorable dinner parties with friends and relaxed family barbecues in this exceptional space. If you are green thumbed, then this is a true gardeners paradise!! With an abundance of fruit trees and berry bushes - serviced by three rainwater tanks - this home provides for your very own home-grown bounty. A greenhouse, tool shed and covered timber shed, service this beautiful oasis. Features we love: • Three bedrooms; master with walk-in-robe, bedrooms 2 & 3 with built-in-robos • Modern bathroom featuring, double basin wall hung vanity, large shower recess & separate toilet • Ducted air-conditioning and timber combustion heater • Formal living and dining, casual living plus an additional space for a home office/gym/salon/rumpus ... the choice is all yours! • Stylish kitchen with captivating sea views and sunsets, featuring waterfall bench with breakfast bar, 900mm Bosch 5-burner gas stove, electric wall oven, undermount rangehood, dishwasher, microwave recess & more! • Blackbutt timber flooring, LED down lights, double glazed doors & windows, solar electrical system, high raked ceilings & an abundance of natural light! • Modern laundry with ample bench and cupboard space • Sparkling swimming pool surrounded by timber decking and lush, tropical gardens! • Fantastic lifestyle property you're sure to enjoy and create many fabulous memories

Property Specifications: CT 5275/924 Council: City of Marion Zoning: Hills Neighbourhood Year Built: 1982 Land Size: 665m<sup>2</sup> Council Rates: \$1,693.81 p.a SA Water: \$172.44 p.q ESL: \$146.75 p.a We look forward to seeing you at the open inspections! Karen Nelson 0417 853 322 Tom Morgan 0429 989 0448328 1400 | [harcourtsplus.com.au](http://harcourtsplus.com.au) We Create Success | Hallett Cove Specialists Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own independent advice.