

# 17 Carrickalinga Road, Normanville, SA 5204

## House For Sale

Tuesday, 28 November 2023



17 Carrickalinga Road, Normanville, SA 5204

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 800 m2**

**Type: House**



John Lewis  
0429130444



Nick van Vliet  
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**\$699k - \$768k**

Offers Close Tue, 19th Dec - 3pm (usp) Welcome to The Lobster, nestled in the heart of Normanville at 17 Carrickalinga Road. Built circa 1970, this beautifully maintained property is replete with timeless charm and contemporary comforts. Epitomising coastal living, this three-bedroom, 1.5 bathroom jewel in a tightly-held coastal suburb combines vintage design with modern amenities. An open-plan living area promises to serve as the property's vibrant hub, with large windows, double-glazed on the western side, allowing natural light to illuminate the interiors. The lofty cathedral ceilings upstairs create a feeling of space to the home while the exposed brick walls speak of a vintage artistry that transcends time. The kitchen is equipped for the modern-day culinary enthusiast. Recycled timbers clad the island bench with stone benchtops, an electric cooktop/oven and a dishwasher blend seamlessly within the open-plan design, catering to everyday conveniences and gastronomic adventures. All 3 bedrooms are of great size and offer built-in storage and ceiling fans. The main bedroom has its own private balcony to watch the kids play or see out the sunset with cocktail in hand. Embracing the quintessential Australian outdoors, the property boasts an outdoor bath and shower. The large timber deck, complete with steps leading to a landscaped garden, invites one to soak in the delightful weather. With a cubby house and fruit trees, the outdoor space is a paradise for children and green thumbs alike. An undercover outdoor entertaining area and exposed aggregate concrete pathways further enhance the allure of this coastal gem. The property's prime location adds to its appeal. A leisurely stroll will lead you to the beach, while local cafes and restaurants are conveniently close by. Being a popular holiday home rental, this property could serve as an ideal investment opportunity. Its versatile appeal makes it perfect for families, professionals, and investors. Consider the extra features that ease the way to comfortable living: • Split Reverse Cycle Air Conditioning/heating • Built-in Wardrobes • Rear access with security gate and off-street parking • Toilet and powder room upstairs • Well established lawns and gardens • Huge (approx. 20KL) Rainwater tank plumbed to the home The Lobster has been run as hugely successful holiday home rental, with bookings of around 200 nights per year and around 100 glowing reviews. The home is being sold walk in-walk out! This Normanville property offers a unique blend of retro charm and modern comfort, creating a perfect balance between past and present. It is a splendid opportunity to explore tranquil coastal living in an elegant yet relaxed setting. Let the good times roll! Certificate of Title - 6256/607 Council - Yankalilla Zoning - N - Neighbourhood Year Built - 1970 Land Size - 800m<sup>2</sup> Total Build area - 177m<sup>2</sup> Council Rates - tba SA Water Rates - \$164.88 pq Emergency Services Levy - \$79.45 pa OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403