

17 Mitchell Heights, Normanville, SA 5204

Sold House

Friday, 3 November 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 2185 m2

Type: House



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Contact agent

This incredible architecturally designed home was built in 2004 by Ian Collet and his team, renowned for his Rammed Earth homes it was designed, and constructed to take advantage of the stunning panoramic ocean and country views on offer. This iconic home offers soaring 3m ceilings throughout, 3 bedrooms, 2 bathrooms and a 12m x 8m high clearance workshop set on half an acre of elevated land.

What We Love About The Property;

Indoors;

- Enjoy spectacular ocean views from the centrally located open plan living/dining/kitchen area, this room enjoys ceiling fans, sliding door access both front and rear and ambience from the slow combustion heater
- The home has ducted reverse cycle heating and cooling, as well as in-built speakers for surround sound
- The kitchen is well appointed with large pantry, plenty of bench and cupboard space and offers an electric wall mounted oven, stovetop and dishwasher
- Main bedroom is spacious with walk-in 'robe. Indulge yourself with a glass of wine in the deep spa bath whilst enjoying the coastal views. The large ensuite also features a toilet, vanity and shower
- Bedroom 2 is of good size with built in 'robe
- Home office/bedroom 3 has inbuilt cabinetry with custom fold down queen size bed
- Family bathroom offers shower, vanity and toilet
- Large laundry has loads of cupboards and bench space in addition to a separate storage room. There is also an in-built wine rack

Outdoors;

- 50mm bitumen drive-through driveway leads to the home, this is perfect for parking boats or caravans in the shed
- Enormous 12m x 8m high clearance shed with 3 phase power
- Rear verandah/patio area is lovely place to sit and watch the local birdlife in the gardens
- Single car garage with panel lift automatic door
- Easily managed gardens and large lawned area is perfect for the kids and pets to play on
- Assorted fruit trees and raised vegetable gardens
- Quality built retaining walls and wood sheds

Services;

- 3 Phase power
- Mains water plus approx. 44,000L Rainwater tank storage
- Common effluent septic system
- 1.5 KW solar system
- NBN
- Solar boosted hot water service

Rammed Earth construction is a labour intensive building style, it is a specialised skill and once completed, the results are incredible. Rammed earth homes are designed to outlast all other building techniques, and offer fantastic thermal mass, keeping your home cooler in summer and warmer in winter

Offering unmatched coastal views, this stunning home is on the market for the first time, an opportunity to secure a rare gem like this should not be let go. Whether you are looking for the ultimate weekend retreat, or a sanctuary to call home, this property is just perfect. Come and check it out- your gonna love it!

Certificate of Title - 5705/174
Council - Yankalilla
Zoning - RUL - Rural Living
Year Built - 2004
Land Size - 2185m² approx
Total Build area - 326sqm approx
Council Rates - tba
SA Water Rates - \$250.90
Emergency Services Levy - \$81.75 pa
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RLA 275403