

# 23 Shannon Place, Hindmarsh Island, SA 5214

## House For Sale

Thursday, 13 June 2024

23 Shannon Place, Hindmarsh Island, SA 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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**\$700,000 to \$730,000**

Imagine every dominant room in your home live-streaming marina views - you can, with a unique 4-bedroom terrace home promising a carefree and contemporary Coorong Quays existence. Built in 2004, this 2-storey design flex simply does as it's told whether you've got a family to fill it or you reserve a room or two for friends - which is precisely where the lower 4th bedroom and upper 2nd living area fall beautifully into favour. Lock-up dual garaging on arrival - with additional off-street parking for two - makes way for a private courtyard, enormous open plan living and dining, and a neutral coastal aesthetic taking a respectful back seat to the sparkling water views. Adding comfort and sophistication are high ceilings, floating floors, ducted R/C air conditioning, crisp LED lighting, welcome cloak/linen storage, two separate powder rooms - one per level - and glass sliders drawing you outdoors for the panoramic verandah and balcony. Facing Aspen Reserve and the marina basin, it's the only way to live, relax, and play. Entertaining couples or a crowd, the kitchen's central stance hosts electric appliances, a stainless steel dishwasher, tiled splashbacks, and an island sweep for milling, seating, or buffet grazing. From the upstairs master suite, you'll greet every day on the balcony and every night with a walk-in robe and ensuite; up to three nearby double bedrooms each converge on the central bathroom. Beyond your marina position, there's the Island lagoons to explore, birdlife to watch, moorings for hire, and with just a 4km zip into Goolwa, the most enriching natural surrounds to savour... For a weekend break, a weekend to share, or as your permanent off-duty island escape, you can buy lifestyle; swing past Shannon and discover it. This is your Quay to lifestyle:

c2004 Rivergum Homes - 2-storey waterfront design  
North-westerly views of Aspen reserve, boardwalks & the marina basin  
Torrens titled, low care  
243m<sup>2</sup> allotment  
Private courtyard arrival  
5.6m x 5.6m secure double garage  
2 separate living areas | Up to 4 versatile bedrooms  
Private 4th bedroom on main level  
Upstairs master with WIR, ensuite & balcony views  
3 WCs | 2 modern bathrooms  
Substantial inbuilt storage throughout  
Open plan entertainer's kitchen with stainless steel appliances  
Ducted R/C A/C comfort  
Plumbed rainwater  
Mooring facilities are available for hire  
Zoned: Waterfront Neighbourhood  
And much more...