

**24 Mountain Avenue, Normanville, SA 5204**



**Sold House**

Saturday, 16 September 2023

24 Mountain Avenue, Normanville, SA 5204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1053 m2**

**Type: House**



Joanne Oertel

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**\$680,000**

All serious offers will be presented to the vendors! This charming property sits high up on the hill, overlooking the township of Normanville - positioned on a large, landscaped 1050 sqm block, in the tightly held 'Mountain Avenue' precinct. From the balcony, you'll enjoy spectacular sunsets with stunning views of Yankalilla Bay. Watch the ships glide by in a kaleidoscope of colours ... and all just a few minutes' walk through Banksia Park to the shops, cafes and restaurants. This delightful home comprises two separate living areas with the upper floor hosting a freshly renovated kitchen, leading into the open plan dining/living area and out onto the balcony. The upper level also contains two well-sized bedrooms and a tastefully renovated bathroom. The lower level has a fully self-contained 1 bedroom living space with its' own bathroom - opt to use as a teenager's or guests retreat or perhaps as a dual occupancy investment. The current owners have tenanted the lower floor for the past five years. Externally you will be amazed at every turn, with many secluded sections of the yard to enjoy the morning sunshine or afternoon shade - like the tranquil setting alongside the waterfall and fishpond. A shade house on the southern side of the home is currently utilized as a fully enclosed cat-run and fernery, plus there is an abundance of fruit trees to enjoy. The sizeable shed provides plenty of storage space, and there is a large rainwater tank that provides water to the house for the majority of the year. Properties of this land size, with this level of charm and in this magnificent area, are rare indeed - particularly in this price bracket. Don't delay as this property will not disappoint. Call for a private inspection today.