

**3/17 The Vines Drive, Normanville, SA 5204**



**House For Sale**

Wednesday, 12 June 2024

3/17 The Vines Drive, Normanville, SA 5204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 294 m2**

**Type: House**



Cassie Edwards

0885986100

**\$525,000 to \$575,000**

Welcome to 3/17 The Vines Drive, this light-filled three-bedroom home has been a haven for its only and current owners and a true credit to their design choices and warm pallet. Immersed by greenery with the award-winning top one hundred Links Lady Bay golf course on one side and the beautiful Lady Bay vineyard on the other, number 3/17 was the first developed block, meaning it's situated in the prime position with open spaces on all three sides. The Vines Drive is the southern development of the Links Lady Bay. This is the newest section, and arguably in the nicest zone. Built in 2014, this home featured many upgraded design features and has been maintained to a high standard. Features include: • Light, bright, modern colour palette and feel. • 9-foot ceilings • Beautiful material choices, including bamboo timber flooring • Generous master suite w/ large walk-in robe & ensuite • Ensuite features large shower double heads • Open-plan living with sliding door access to the backyard. • Well-appointed kitchen with an island bench saturated in natural light. • LPG Hotwater & cooktop • Laundry with excellent storage • Main bathroom w/ large shower and separate bath • Additional storage in the Hallway. • Sheltered undercover alfresco area • Extra-long garage allowing for more storage + roller door. • Ducted r/c aircon (digital inverter) • Fully insulated (internal walls, external walls and ceiling) • NBN connected • Fully fenced backyard • 8 Pannel - 2kw solar system • Golf course views

If you're a golf aficionado, a nature lover, someone who enjoys beautiful green surroundings or simply someone looking for a peaceful countryside lifestyle, this is your property. World-renowned beaches, fantastic cafes, restaurants, supermarkets, a school, a doctor's surgery, and more are all within a five-minute drive. The small coastal community is full of enthusiastic and friendly people who welcome new residents with open arms. There's something for everyone, with endless social activities for all ages throughout the year. This very well-presented and versatile property is suited to all potential buyers. Whether they're first-time home buyers, families, retirees, or investors, it's sure to please everyone. Rental demand is at an all-time high. This low-maintenance property would suit both holiday and long-term options. This property's residential rental appraisal estimate is \$475-\$520 per week. The vendors are open to renting the property back for a period if an investor were to purchase the property. We encourage a viewing in person as this property is truly in perfect condition throughout. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833