

3 Arcadia Avenue, Hindmarsh Island, SA 5214

House For Sale

Friday, 3 May 2024

3 Arcadia Avenue, Hindmarsh Island, SA 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1169 m2

Type: House



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\$870,000 to \$889,000

It's where the river channels to the sea, and your quiet cul-de-sac meets some 20m of south-easterly water frontage for serene views across Barker Lagoon...Settle in, city stress stops here. Instead, you'll arrive refreshed just like this 1993-built single level 4-bedroom home; one that leads with flexible formal and casual living zones, sturdy slate floors, LED downlighting, and a universally loved crisp white palette perfect for the couple, family, or holidaymaker. Lifestyle extras include external roller shutters, solar panel efficiency, ducted air conditioning, new kitchen appliances, and a sun-bathed vantage point from the rear family room. Serving from all sides, the contemporary kitchen hosts a stainless gas cooktop, new oven and dishwasher, a large walk-in pantry, and a swathe of prep or breakfast-ready benchtops. For you, a master bedroom off entry enjoys a walk-in robe and modern ensuite; bedrooms 2 and 3 converge on the sparkling 3-way family bathroom, and bedroom 4 can adapt as a study, guest or creative space. Outdoors, the all-weather verandah caters for weekend BBQs as kids play safely in view; and as low-lying shrubs join a long lawn that funnels fun to the water's edge, there's more to absorb at Arcadia's pinnacle. You'll marvel at all the lagoon action: hatching ducklings, the resident seal at play, low-flying pelicans, cormorant flocks diving to roost for the night, and the sun dialling down to a glow as it dances from sky to water. Nowhere savours nature's cycles quite like it. You'll need zero horsepower to take off from your jetty with this breeze beneath your sails, and as the tranquil river to boardwalk loop tallies your daily steps, who wouldn't take this all in their stride? There are manmade highlights too: the Islander's Tavern, boat ramp, tennis courts, a tight-knit community, and mainland amenity, just over the bridge. Where better to take nature's lead. Barker Lagoon marks the spot: c1993 4-bedroom home on a landscaped 1169sqm (approx.) allotment. Approx. 20m water frontage, a private jetty & favoured SE aspect. Dual-lane driveway + 2-car garage with rear access. New kitchen appliances (oven & dishwasher). New external roller shutters. Fresh paintwork & new carpets. Solar panel efficiency. Improved landscaping, additional paving. Formal & casual living zones. Plenty of linen, laundry & robed bedroom storage. Master bedroom with WIR & ensuite. Expansive all-seasons verandah. Ducted air conditioning. And much more...