

**34 Prince Alfred Parade, Hindmarsh Island, SA 5214**

**Harcourts** South Coast

**Sold House**

Thursday, 17 August 2023

34 Prince Alfred Parade, Hindmarsh Island, SA 5214

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 900 m2**

**Type: House**

## Contact agent

Escape for the ultimate island pairing - 18 metres of north-facing Sturt Lagoon frontage with a luxurious, architecturally designed lifestyle onlookers will envy. The up to 4-bedroom, 3-bathroom design complements its serene waterfront surrounds with glazing and entertaining on sunlit repeat - the most fitting and idyllic lens to the 909sqm (approx.) allotment's sought-after aspect. On approach, the 2001-built home keeps its privacy paramount offering a secure, oversized and high-clearance dual garage with rear access, a discreet side courtyard, and eyes for the cool waterway from an enclosed and undercover entertaining area. Inside, the upscale design disperses its free-flowing style over 2 enticing levels - and befitting the home's calibre is marble tiles, granite surfaces, custom robes and ceiling fans to each bedroom, plentiful storage, ducted reverse cycle air conditioning, high ceilings, and rich jarrah floors. The main floor houses a guest 4th bedroom/optional home theatre as a quiet precursor to full-scale entertaining: the timber galley kitchen and expansive casual and family spaces converging on a pivotal central fireplace and endless water views. Also pointing its apex to the water is the tiled balcony, shared by the well-appointed master with ensuite and 2nd upstairs bedroom, each parading calming 180-degree outlooks. Outdoors, the effective, low-lying, and low-care artist-designed landscape leaves little to do but admire it, while the private powered jetty bids you to jump aboard and fulfill your aquatic dreams. Go boating, fishing, kayaking, or simply sit back, relax, and revel in nature - bid farewell to busy for lagoon-front sophistication! There's more to complement the Island life: 2-storey architecturally designed waterfront living (c2001) North-facing 18m (approx.) Sturt Lagoon frontage Expansive waterfront balcony Low-lying landscape-designed gardens Private jetty with power & plumbing Up to 4 bedrooms, 3 bathrooms, 2 living areas Private side courtyard Optional home theatre/4th guest bedroom on main level Master with BIR, WIR, ensuite & balcony access Quality BIRS & ceiling fans to all bedrooms Ducted vacuuming Ducted R/C A/C Security alarm XL high-clearance garage with rear drive-through access And much more!