

39/45 St Andrews Boulevard, Normanville, SA 5204



House For Sale

Tuesday, 7 May 2024

39/45 St Andrews Boulevard, Normanville, SA 5204

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 417 m2

Type: House



John Lewis
0429130444



Nick van Vliet
0416088556

\$399k - \$438k

Offers Close Tue, 28th May - 3pm (usp) Embracing a relaxed coastal lifestyle, this property is expertly crafted to suit various living purposes, whether it's residential, investment, Airbnb, or a holiday getaway. Positioned conveniently near local shops, restaurants, beaches, and the Links Lady Bay Golf Course, you'll find ample activities to enjoy while relishing tranquillity. This home has plenty to offer with its open plan living, high ceilings, beautifully updated bathroom and kitchen, and a neat outdoor entertaining area. Walk straight onto the fairway for a round of golf or indulge in the luxury of a pool without the upkeep, thanks to the communal pool just a short stroll away.

What We Love About The Property;

- Enjoy spacious living with 2.7m high ceilings that give your home an open and airy feel from the moment you step inside
- Security screen doors installed on front and rear of home for added peace of mind
- Open plan kitchen-dining-living area, complete with a ceiling fan and ducted heating and cooling throughout for optimal comfort throughout the year
- Tinted western windows offer privacy while allowing natural light to filter through, creating a warm and inviting ambiance
- The freshly renovated galley-style kitchen features stone benchtops, dishwasher, double sink, microwave recess, westinghouse induction cooktop, oven and range hood
- Expansive breakfast bar is perfect for casual gatherings and enjoying meals
- Experience the cosy charm of the living area, seamlessly flowing into the outdoor entertaining space, providing seamless integration between indoor and outdoor living
- The primary bedroom features a north-facing orientation, inviting the cosy winter sun. Complete with a ceiling fan and a built-in wardrobe
- Bedroom 2 also provides ample space and storage with its built-in robe
- Indulge in the beautifully renovated bathroom, featuring a luxurious shower with a rainfall dual shower head, floor-to-ceiling tiles where needed, and a stylish vanity. A separate toilet adds to the convenience
- The European-style laundry adds functionality with storage and a trough

Outdoors;

- Experience the expansive front lawn with added privacy from the front garden
- Single car garage with an electric roller door for convenience. Rear access is available via the manual roller door in the garage
- Long driveway allows for extra off-street parking while still plenty of street parking available
- The spacious entertaining area is tiled for easy maintenance. Stay cool and comfortable with the added convenience of a ceiling fan, while versatile pull-down blinds ensure year-round entertainment, shielding you from the elements
- Delight in the easy-care backyard featuring lawn with minimal upkeep and meticulously manicured gardens maintained by an automatic irrigation system
- Fencing in the backyard is perfect for the pets and kids to play but with easy access through the gate to the community pool

Services;

- Mains sewer, power and water connected
- Electric hot water service
- Automatic watering system to rear gardens
- NBN connected
- Fully ducted reverse cycle heating/cooling

Location;

- Short walk to The Link Lady Bay Golf Course
- 3 minutes to Normanville Township
- 5 minutes to Normanville Beach
- 6 minutes to Carrickalinga
- 1hr 18 minutes to Adelaide CBD

Explore this beautifully renovated home offering spacious and comfortable living with modern amenities and thoughtful touches throughout. Enjoy the convenience of low-maintenance living coupled with the added treat of a serene garden oasis and communal pool. Come check it out; you're gonna love it!

Certificate of Title - 5919/157
Council - Yankalilla
Zoning - GCE - Golf Course Estate
Year Built - 2005
Land Size - 417m²
Total Build area - 149m²
Council Rates - \$1,426.85 pa
SA Water Rates - \$157.90 pq
Emergency Services Levy - \$65.00 pa
Body Corporate Admin Fund Fee - \$434.00 pq
Body Corporate Sinking Fund Fee - \$50.00 pq

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