

39A Birkdale Street, Normanville, SA 5204

Sold House

Monday, 4 September 2023

39A Birkdale Street, Normanville, SA 5204

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Type: House



Shelley Piper

Contact agent

We are thrilled to list this beautifully presented modern home located on the 4th Fairway of the Links Lady Bay Golf Course on South Australia's south coast. It will amaze you with the location and breathtaking views of the golf course and the ocean. Are you looking for a Retirement Property, Sea Change, Holiday Home or Investment? Located on an elevated land parcel, this striking 3 bedroom, 2.5 bathroom home affords impressive panoramic ocean and golf course views. Enjoy front row seats to spectacular sunsets and enjoy the Fleurieu Peninsula with its pristine beauty. This contemporary two storey residence had been carefully designed to allow ample natural light to filter through the western facing windows, guaranteeing these wonderful views. Relax all year round with reverse cycle split system air-conditioning on both levels, and ceiling fans in all bedrooms. Solar panels on your roof will help reduce your power bills. Rainwater Tank, NBN Cabling throughout. Lovely small touches have been thought of to make this home so special. Entering the home from street level, you will be amazed to find the gorgeous open plan living and entertaining area with floor to ceiling sliding doors opening out to the balcony making a seamless transition to alfresco living. The stylish kitchen with stainless steel Smeg appliances includes a central working bench. There is a butlers pantry with a tambour for access for the shopping through the garage wall. A Powder room is included on this level. Parking for 6 vehicles allows for your family and friends to spend time in at this fabulous place. On the lower level, a family room leads out to the lower deck area, which is shared with the master bedroom. The master a large ensuite with double vanity, shower, smart toilet and an expansive walk in robe. The other 2 large bedrooms (both with built ins) are located on this level, and the modern main bathroom includes a free-standing bath. Located on this level is a handy kitchenette tucked under the stairs. There is lots of storage with large linen cupboard and separate storage room and includes huge underground storage room, ideal for wine cellar. The two amazing decks give you never ending views of the coast, the sea, the golf course and the sunsets – ideal for family and friends get-togethers. It is a 5 minute walk to the Lady Bay Hotel Resort and Proshop. The home has landscaped low maintenance garden and includes the perfect touch under the lower deck – a well decked out shed, workshop or man cave with remote roller door to keep your tools and of course, your golf buggy! Drive straight out onto the 4th Fairway and start your round. Close to the fabulous Fleurieu Peninsula beaches, McLaren Vale Wineries, surrounding towns with an easy drive from Adelaide, this lovely property could be the sea-change or lifestyle opportunity you have been dreaming of. Contact Shelley Piper on 0429 771031 to arrange your private inspection. Specifications: CT / D86757 13 Council / City of Yankalilla Zoning / Residential Title / Torrens Built / 2016 Land / 301 m² House / 282.6 sqm Council Rates / \$2,537.70 pa SA Water / \$191.20 pq ES Levy / \$158.80 pa Nearby Schools / Yankalilla Area School, Myponga P.S, Rapid Bay P.S, Aldinga Beach B-7 School, Mount Compass Area School, Yankalilla Area School, Mount Compass Area School, Victor Harbor H.S. The information & figures contained in this material is supplied by the vendor and we believe to be accurate. We accept no liability for any errors or omissions. Potential Buyers should take all steps necessary to satisfy themselves regarding the information contained herein and obtain their own legal advice.