

**40 Wentworth Parade, Hindmarsh Island, SA 5214**



**House For Sale**

Thursday, 25 April 2024

40 Wentworth Parade, Hindmarsh Island, SA 5214

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 732 m2**

**Type: House**



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**\$1,790,000**

Designed and built to the highest standards, this sensational marina frontage home is the epitome of style and quality yet offers something a little different to the everyday. With polished concrete flooring throughout downstairs, exposed ducting, Basket Range stone feature wall and timber sliding barn doors, this unique property is definitely not run-of-the-mill yet a stunning property you'd be proud to call home. Let's take a tour... Step on into the feature entrance with vaulted ceilings and the stone wall making an immediate statement then through to the sprawling living / dining / kitchen areas, all taking in the sensational outlook. Beautifully equipped kitchen with so much on offer including stone benches, Ilve Majestic Oven & Stove (never used) and range hood, Electrolux dishwasher plus black-mirrored glass splashback. Convenient European laundry is also incorporated into the kitchen. The exposed ducting system is another statement piece flowing throughout the dining and lounge areas along with the incredible Cheminees Philippe fireplace that will be amazing in Winter. Built-in bar is great for entertaining and flows through to the spacious lounge room. 4th bedroom downstairs includes BIR's and is serviced by the stunning 3rd bathroom with a Japanese influence. An office / saferoom downstairs is a very handy extra too. Head on upstairs via the stunning timber & glass staircase and up to the huge 2nd living area featuring polished Wormy Chestnut solid hardwood floors and full kitchenette with sink and fridge. A versatile space that has multiple potential uses, a lounge or home theatre room, games room with ample room for a pool table or create a 5th bedroom if more accommodation is required. The 2nd and 3rd bedrooms upstairs also include BIRobes and are serviced by the main upstairs bathroom. Then be blown away by the sheer size of the master suite, the bedroom itself is 8m x 5.5m with large sliding doors opening onto the large balcony taking full advantage of the stunning marina vista and the rolling hills in the distance. Full sized dressing room and amazing ensuite bathroom including a freestanding bath designed to capture the waterway outlook too. Back downstairs and you'll have multiple outdoor living options, either the side patio area or underneath the balcony with a little more protection, both of which also take on the serene views. Double garage UMR with auto panel-lift door (that is also insulated), commercial sink built in and direct internal access. So many additional extras, here are just a few... - ? All bathrooms are tiled floor-to-ceiling and offer underfloor heating - ? Ducted RCAC throughout and ceiling fans - ? 24 panel, 7kW solar system + 10kW Tesla battery - ? Security cameras for peace of mind - ? 2,000 ltr rainwater tank plumbed to the home - ? Over-insulated to every wall and ceiling in the home - ? CoolPlus artificial lawns front and back, no lawns to mow! - ? Exposed aggregate concrete driveway and paths - ? Private Jetty (DA in place for an extension) Positioned in a wonderful location in Coorong Quays Marina on a North Facing and generous 732m<sup>2</sup> allotment while also adjoining a waterway reserve giving you that feeling of extra space and a little more room between your neighbours. A truly special package and something you'll be very impressed by. Inspection is highly recommended to appreciate the size and quality of this home and can be arranged at a time to suit by contacting Lucas Bradley on 0438 404 492.