

# 43 Britannia Parade, Hindmarsh Island, SA 5214

## House For Sale

Thursday, 16 November 2023

43 Britannia Parade, Hindmarsh Island, SA 5214

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 831 m2

Type: House



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**\$755,000 to \$780,000**

Embrace waterfront living in this single-storey sanctuary, a meticulously crafted home set on an expansive 831sqm (approx.) allotment with 12.5m of captivating waterfrontage. Revel in uninterrupted views of Strangways Lagoon from the comfort of a thoughtfully designed residence with 2 large bedrooms, 2 bathrooms, open-plan galley kitchen and meals, with an open living and sunroom. Limited bedrooms but compensated by generous open spaces and entertainment options. The wide entry of this waterfront home welcomes you with open arms, setting the tone for the spacious and inviting interior. As you step inside, the hybrid flooring seamlessly combines aesthetic appeal with practicality, offering a modern and easy-to-maintain foundation for the entire living space. Drawing your gaze upward, high ceilings contribute to the sense of openness, creating an airy atmosphere that enhances the overall living experience. The galley-style kitchen stands as a culinary centrepiece, marrying style and functionality in one. Its design not only adds a touch of sophistication but also provides a practical layout for cooking and entertaining. Step into tranquillity with the generously sized sunroom of this waterfront haven. Positioned to overlook the water, it seamlessly merges indoor comfort with breathtaking outdoor views. Flooded with natural light, this sunlit retreat creates a warm and inviting ambiance. With doors that can be opened wide inviting the gentle breeze in. Whether you seek solitude or plan to entertain, the sunroom provides a versatile space to connect with nature and enjoy the serenity of the waterfront setting. It's a year-round sanctuary, offering a cozy escape in cooler weather and a refreshing spot to embrace the changing seasons. Modern conveniences abound in this home, with a 5kw solar system embracing sustainability and efficiency. LED lighting illuminates the space with energy-efficient brilliance, while ceiling fans provide a refreshing breeze. Feature lighting adds a stylish flair, and a gas fireplace becomes a focal point, bringing warmth and charm to the living area. Ducted reverse cycle air conditioning ensures year-round comfort, allowing you to tailor the climate to your preferences. Outside, the luxury of low-maintenance living continues with beautifully landscaped surroundings. A double garage provides convenience and ample space for parking. The jetty upgrade with power and water access adds a touch of practical luxury, facilitating easy enjoyment of the waterfront. The fire pit, surrounded by glass balustrading, becomes a captivating feature, offering a cozy and sheltered space for outdoor gatherings—a true year-round waterfront oasis where you can savor the beauty of your surroundings.