

**5 Banksia Court, Normanville, SA 5204**



**House For Sale**

Saturday, 11 November 2023

5 Banksia Court, Normanville, SA 5204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Area: 1643 m2**

**Type: House**



Jason OHalloran  
0435838098

## Best offer By Wed. 29th Nov. 1pm USP

Nestled just above the popular seaside village of Normanville south of Adelaide on the Fleurieu Peninsula, this stunning, one-off, modern up-state New York inspired home will indeed steal your heart. Your new home will afford you a quality of lifestyle seldom found, and seldom offered in such a popular and tightly held area. Set amongst other dress circle homes, at the very end of a quiet cul-de-sac, this property is best described as totally bespoke in all regard. The large approx. 1643sqm allotment has been carefully planned out, carefully designed and established with an attention to detail like no other. Your experience starts when you step on to the property, where the amazing architecture catches the eye, and the green backdrop frames the home perfectly. All of the gardens are wonderful flowing experiences, set out with mature trees, natives, flow-ponds, veggie patches, water harvesting and even room for chickens. To the rear, the home opens to rural farmland towards Carrickalinga, expanding the feel of space and room to move no end. When you look across the gardens, the easy-care design and well-maintained outlook is very apparent, especially when you are on the second level. Built in 2002, by the current owners, the home has been specifically designed to incorporate American architecture and many eco-friendly features. A unique 'dry-stack' block construction to the lower level, is complimented by a steel frame second storey, and extensive insulation and window positioning to maximise heating, cooling and outlook opportunities. The entrance to the home is amazing, with a vaulted triangulation of the ceiling accentuating the central staircase to the second level. Downstairs, you will discover the front study/home office, and also the twin bedrooms with appointments like built-in robes, quality flooring and warm neutral tones. The rear laundry is huge, with external access and full bathroom facilities. Rounding out the lower level is a separate toilet, and hallway that leads to the very special workshop/garage area. Upstairs, the open expanse of the main living area greets you off the staircase with a stunning views from Carrickalinga to the Yankalilla rolling hillside, and all the way down the coast to Second Valley. There is a cosy gas heater, formal dining space options, and quality décor to make your coastal experience memorable no matter the weather outside. Venture further and you will find the enormous master suite bedroom, with a huge footprint that incorporates the walk-in robe, second bathroom with corner spa, as well as the additional storage room and attic access for a discreet storage option. This master suite is the reward you have been looking for, but the home keeps delivering the further you go. Also upstairs is the open-plan family space that is the kitchen, living room, and wrap around balcony deck. From every angle, picture windows provide breath taking million dollar views, taking you across the tree tops and down to the sparkling coastline. The modern kitchen is large and accommodating, and features quality appliances, an abundance of storage, and bench space that would allow family food preparation to never become a challenge. Living space extends out on the outdoor balcony/deck, that features café blinds, BBQ area, and circular outdoor dining. A space that sets the scene for many gatherings and celebrations with your family and friends. Perfect for birthday parties and one heck of a New Years Eve celebration, but also a magical place to relax and unwind, drift away with the views on a lazy Sunday afternoon. There are still so many more features to discover and explore, and the garage downstairs is one of them. It has been designed to accommodate two cars deep, or with three cars, two side by side and one in front. There is room for a workshop in the traditional sense, or perhaps a studio, or even an additional accommodation space or room for guests or teenagers. Just outside is a carport, ideally suited to storing trailers, boats or a caravan. On the roof is a hard working solar panel system, solar hot water unit, and the rain harvesting is captured by an interconnected storage system that combines to total approx. 43,000litres. The well planned low-maintenance property outlook is also complimented by the close connection to the community, with the nearby Normanville town centre only a short walk away. Coffee, lunch, dinner, some of the best sausage rolls in the state, pristine beaches, and a fully stocked super market are just minutes away. If you are not ready to reside permanently, perhaps considering the option to executive lease the home or Holiday lease could be a consideration. Securing now for future enjoyment is a wise decision, with Normanville recently named the highest performing seaside town in Australia. It's just a 15 minute gentle walk to the Normanville foreshore for the amazing light show at sunset, and only 5 minutes to the heart of the town centre for a coffee and some shopping. The location is perfect. Stunning homes like this are very rare, they are tightly held, and seldom become available for sale. Exquisitely designed and tastefully appointed to a very high standard, if you would like to be the new owner, you will need to act quickly. Inspections are available on a strict VIP basis, so contact Jason on 0435 838 098 today. Your dream coastal lifestyle awaits. This property is being offered for sale with all offers to be submitted for vendor consideration no later than Wednesday 29th November at 1:00pm (ACST). All offers to be in writing and can be submitted to [jason.ohalloran@raywhite.com](mailto:jason.ohalloran@raywhite.com) A property information pack, rental assessment report, holiday lease report and letter of

offer is available upon request.Land Size / 1643 sqm (approx.)Built / 2002 (approx.)Services available / Mains power, water, and NBNLocal Council / District Council of YankalillaTitle / Torrens Title