

**5 Wallace Street, Hindmarsh Island, SA 5214**

**House For Sale**

Thursday, 11 April 2024

NOAKES  
NICKOLAS

5 Wallace Street, Hindmarsh Island, SA 5214

**Bedrooms: 4**

**Bathrooms: 2**

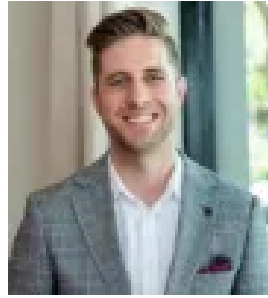
**Parkings: 2**

**Area: 500 m2**

**Type: House**



Matt Brook  
0881663989



Callan Eames  
0881663989

## \$750K-\$800K

Encompassed by beautiful coastlines, placid rivers and other like-minded modern homes, this 2020 Hickenbotham-built residence occupies prime positioning on the northern side of Hindmarsh Island within premier 'Sturt Ridge Estate' – meaning you'll always be in good company. Framed by an immaculate patch of lush lawn and timeless rendered façade, this four to five-bedroom home is the epitome of contemporary living with an effortlessly easy-care disposition. Whether you're searching for a sea change or holiday home, you'll love the laidback location that places both the river and Captain Sturt Parade boat ramp at the end of your street – making those early morning and sunset walks especially captivating. The flexible footprint allows you to configure as you wish, proving up to five-bedrooms or multiple living zones for growing families – or an in-demand holiday rental. Beginning with a master that caters for both household heads, you'll love the connection to your own couple's walk-in robe and ensuite with double basins. Three more bedrooms complete the slumber zone upon plush carpets, whilst the spacious rear room provides direct access to the alfresco, and can be utilised as that extra bedroom, second lounge, home office or playroom. The open plan living zone encourages everyone to come together upon quality hybrid flooring, whether it be relaxing on the couch, competing in game nights at the dining table or cooking within the gourmet kitchen whilst casually chatting around the breakfast bar. Natural light filtered through soft sheer curtains and a wood fire set within its VJ-panelled feature wall deem this space warm and cosy – especially in the winter months – whilst the sliding door connection to a Blackbutt deck completely enclosable by Ziptrak blinds creates the perfect space to fire up the BBQ no matter the season. Striking just the right balance between spacious yet easily manageable, the rear yard provides a gracious and green patch of lawn to keep kids and pets engaged for hours on end. Spend your spare time adventuring, whale watching, wining and dining all with a focus on local produce and small business – a completely wholesome and laidback Fleurieu experience comes with the territory on Hindmarsh Island. Even more to love: - Ultra-quiet, family-friendly location with no rear neighbours - Double garage with internal access - Honed concrete driveway - Built-in robes to bedrooms 2 & 3 - Westinghouse gas cooktop, electric oven & LG dishwasher - Floor-to-ceiling tiled bathrooms - Hybrid flooring & plush carpets - Storage room - 6.6kW solar system - Ducted R/C conditioning - CCTV cameras - Front & rear app-controlled irrigation - 2.7m ceilings - Upgraded internal door & skirting heights - 3-minutes to amenities of Goolwa township - Proximity to Goolwa Primary & Secondary College - Easy connection to Westfield Marion, Flinders Uni, Hospital & CBD via Southern Expressway Land Size: 500sqm Frontage: 15.9m Year Built: 2020 Title: Torrens Title Council: City of Alexandria Council Rates: \$2,860 PASA Water: \$200 PQES Levy: \$90 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.