

55 Huntingdale Drive, Normanville, SA 5204

Residential Land For Sale

Friday, 3 November 2023



55 Huntingdale Drive, Normanville, SA 5204

Area: 983 m2

Type: Residential Land



Michelle Longden



Jon Longden

0498272364

PRICE REDUCTION \$299,000

NEW PRICE ADJUSTMENT on a massive 983sqm site - breathtaking views included!! A blank canvas waiting for you to add your touch of colour...and your opportunity to secure this prime piece of land in the Lady Links precinct's premier dress circle, Huntingdale Drive, just got even closer! Situated on the cusp of Lady Bay just moments from the seaside haven of Normanville, buzzing with cafes, shops and beautiful white sandy beaches - this is the lifestyle that dreams are made of. Somewhere special...As you approach, you'll relish the peaceful and enviable position at Number #55, but wandering the site itself will truly unlock the amazing aspect and potential with this property given it's breadth and the expansive views on offer. This large 983sqm (approx.) Torrens Title allotment, with mains power, water, sewer and NBN all in place ready for your connection, offers ample space to build your dream home, or a home away from home, that will be the envy of your friends and family (see attached examples). Even better, the limited gradient of this site especially will ensure those pesky footing expenses synonymous with the precinct are minimised. Simple build guidelines are in place, with no timeframe to build, to ensure that all new dwellings will be in keeping with the quality homes you would expect to find in this premier location. Abundant potential to simply set back your home, then sit back and enjoy...Fast forward post construction - money shot sunsets will fall on the horizon while you indulge in a well-deserved drink, watch the kangaroos bound and the eagles soar, right from the front balcony of your beautifully constructed home (STCA). Then, the sun will rise with you sipping on a coffee as you enjoy the views of the 16th green and 17th tee from your very own rear deck, whilst imagining your perfect golf game on a course nationally regarded as one of SA's finest. The Lady Links Resort is at your fingertips, offering a range of facilities including a Restaurant and Sports Bar, which is a great venue to unwind and relax with friends. The 18-hole championship golf course is strong enough from the back tees to test gifted golfers, yet fair enough to be enjoyed by the average player - all in all, just a stunning experience. Beautiful Normanville is located in the heart of the world famous Fleurieu Peninsula and is surrounded by amazing vineyards and wineries, gorgeous beaches and a variety of lifestyle choices. At just over an hour south of Adelaide's CBD and with highly regarded schools and colleges within easy reach, this is truly an amazing opportunity to secure a prime piece of real estate in a quiet and elevated cul-de-sac location. It cannot be overlooked. Be sure to contact Michelle & Jon from JAM & CO Property on 0431 890 137 with further enquiries. Property Details: CT | 5274 / 264 Council | Yankalilla District Zone | Golf Course Estate (GCE) Council Rates | \$300 pq (approx) ESL | \$18 pq (approx) SA Water | \$150 pq (approx)