

6/107 Main South Road, Normanville, SA 5204



Villa For Sale

Wednesday, 12 June 2024

6/107 Main South Road, Normanville, SA 5204

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Villa



Luke Hutt

0885986100

\$575,000 to \$599,000

Welcome to this lovely gated enclave set moments from the beautiful Normanville Beach. Within this private community, there is a plethora of shared infrastructure ranging from the large heated pool and surrounding deck to the kiddy pool, picnic tables, and shade structures, and on to the basketball area and playground. The beautiful open lawns, sprinkled with mature gum trees, are perfect for young families. My favourite feature is the private boardwalk to the beach, meandering through the ancient sand dune system that protects this estate from winter winds and delivers you to a quiet stretch of clean white sands, where you will often be alone enjoying the serenity of this wonderful coastline. A short stroll will have you at the brand-new Normanville Surf Club and kiosk for that morning coffee or a classy bite to eat at the famous Aqua Blue Café! But you're probably already familiar with Normanville if you're seeing this ad. Back to the villa! This two-story, three-bedroom, three-bathroom, funky design home is the perfect holiday retreat. The lovely downstairs open-plan living, dining, and kitchen area opens to a big deck through large timber stacker doors that double the living space and triple the appeal! A double garage plus driveway parking for two vehicles comprise the first level. A couple of steps up lead to the open-plan kitchen/living space with an open and bright feel. A combined laundry and bathroom complete this level, making for easy entertaining. Heading upstairs, a small second living space with a couch and TV will provide a teenage escape or, if outnumbered, an escape from the teenagers! The master bedroom enjoys large windows for a bright and light aspect, plus a built-in wardrobe and funky ensuite with a bold and bright feature wall contrasting with the white floor-to-ceiling tiles elsewhere. Timber windows and high ceilings all help to give a beautiful feeling to this space. A short corridor leads to two other bedrooms that also enjoy plenty of natural light and give the feeling of being in the trees and surrounded by nature. Both have built-in robes and high ceilings, with the first getting balcony access to boot! A shared bathroom is bright and beautiful with a modern on-trend palette. This property is perfectly set up for holiday rental, with the on-site manager just moments away. They are keen to manage the property on your behalf, but it's not a requirement—you can self-manage or use whoever you deem suitable, or you can live here yourself like about 10 or so others within the community do. Community fees cover the management of the grounds, pools, and parks, so no lawnmowers or whipper snippers are needed. In fact, anything outside of the house is taken care of for you. You can just relax and enjoy, while the kids are safe playing, riding, or running around. You are moments from the famous Links Lady Bay Golf Course and a short walk to the township of Normanville for cafes and shops. Five of South Australia's best beaches are within 15 minutes, and the beautiful Deep Creek National Conservation Park is not far away either. If you're ready to put your lifestyle first, call Luke today! Don't let another opportunity slip away. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833