

**7 Union Road, Normanville, SA 5204**



**Sold House**

Wednesday, 11 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

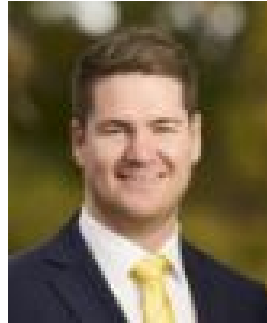
**Parkings: 2**

**Area: 614 m2**

**Type: House**



Andrew Welch  
0870821411



Tim Knowling  
0451667360

**\$725,000**

An ideal chic residence for those looking for either a permanent family home or holiday escape. This beach house is a spacious and luxurious retreat, offering a total of four bedrooms and two bathrooms. The layout is designed for maximum comfort and enjoyment of this beautiful seaside location. The lower level of the home incorporates the downstairs living area with views out to the garden and entertaining area, three generous bedrooms (all with built-in robes) and family bathroom. The heart of the home is located upstairs with the spacious open plan living, kitchen and dining area flowing out onto the entertaining deck with sea and rural vistas along the coast - the perfect spot for a morning coffee or afternoon drink. The kitchen boasts a large cooktop and oven, dishwasher, island bench and plenty of light and room to move. The main bedroom is just lovely with an ensuite to rival most main bathrooms. There is a third WC conveniently located off the main living area upstairs for guests. Features include:

- Four bedrooms, providing ample space for family and guests. Each room is designed for relaxation and comfort, making it an ideal destination for a beach getaway with friends or family.
- Two bathrooms: The house is equipped with two bathrooms, ensuring convenience and comfort for all occupants. No more waiting in line when returning from the beach!
- Downstairs living area: The main living area is located on the ground floor, providing easy access to the outdoor spaces and the beach itself. This area is perfect for socialising, entertaining, or simply unwinding after a day in the sun.
- Upstairs living area with views: The upper floor features an additional living area with breathtaking views of the sea. This is an ideal space to relax, read a book, or simply enjoy the picturesque scenery from the comfort of your home.
- Master suite upstairs: The master suite is situated on the upper floor to take full advantage of the stunning ocean views. It offers a private oasis for the homeowners, complete with a spacious bedroom and an ensuite bathroom.
- Light and bright: The beach house is designed to be light and bright, with large windows and open spaces that allow natural light to flood in. This creates a cheerful and inviting atmosphere throughout the home.
- Views to the sea: One of the standout features of this beach house is its unobstructed views of the sea. Whether you're downstairs or upstairs, you can enjoy the beauty of the ocean from almost every room in the house.
- Water efficiency: 32,000L rainwater tank - entire house can run on rain water for months
- Ducted reverse cycle air conditioning
- High ceilings on both levels as well as insulation in all walls and between floors
- 6.6kw solar system - 20 panels in total that deliver very efficient running of the home, with additional LED lighting throughout the home
- Double garage under the main roof
- Fully secure rear garden

This beach house offers the perfect blend of modern amenities and coastal charm, making it an ideal place to relax, recharge, and soak in the beauty of the seaside environment. Whether you're taking in the view from the upstairs living area, enjoying a meal in the spacious kitchen, or stepping outside to feel the sand between your toes, this beach house is designed for an unforgettable experience. Auction: Sunday 29th October at 11:30am on site CT: 5997/988 Council: Yankalilla Council Rates: \$2,378.20pa (approx) Water Rates: \$213.70pq (approx) RLA 312012