

# 71 Vesta Drive, Hindmarsh Island, SA 5214

## House For Sale

Wednesday, 1 May 2024

71 Vesta Drive, Hindmarsh Island, SA 5214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jemma Morris

0423007537

**\$485,000**

House 38 For those ready to retire yet far from slowing down, opt for brand new in the emerging Alexandrina Cove - the ultimate ticket to the Coorong Quays way of life you know and love... Currently under construction and set to be completed by end of May 2024\*. Under the Residential Parks Act 2007, you'll take a long-term lease over the land and own the improvements with a pretty impressive payback. The first being a brand-new modern home with weatherboard exterior, floating traffic zone floors, solar panel efficiency, split system comfort, and desirable open plan living. Enjoy the spaciousness of 3 bedrooms and two bathrooms, and the feeling of light and space as you enter the open plan living, kitchen and dining area situated at the rear of the home. The kitchen features stone benchtops, stainless steel appliances, dishwasher and soft closing drawers and cupboards. The outdoor decked area will provide an extension of this living area, and allow you to spread out when entertaining, or simply a sunny spot to sit and enjoy your cuppa. If you want a little more outdoor room to enjoy, you will find your home positioned opposite an open space. Also beyond your fence line is a rewarding community that is quite possibly the most appealing island breakaway; no catches - just leisure galore and lifestyle aplenty. Those paybacks continue with full use of the community shuttle bus for a short hop to Goolwa, Victor Harbor, or planned outings to nearby wineries and golf clubs. You'll fill your days playing billiards, lawn bowls or bocce, movie nights in the media room, keeping fit in the low-impact gym, hosting BBQs for you and your friends; there's even a 3-hole putting green and tennis courts to ace your serve. No Stamp duty, Land Tax, SA Water service charges, sewer rates, ESL rates, council rates or Encumbrance fees apply. These are all absorbed by the small site rental fee that also maintains your extensive communal facilities, gardens, and services - and with solar panels installed to every home, your power bills are significantly lower, too. If you receive the Government Pension, you may be eligible for rent assistance on the site fees. This will reduce your outgoing costs.\*\* You've circled Hindmarsh Island on holidays or to visit friends for its quality boat berths, boat ramps, boardwalks and bike tracks - now you can join them, with a recap of the day's adventures over drinks and dinner at The Islander's Tavern. Come for the community; stay for the lifestyle. Almost finished and ready for you to move into the emerging Alexandrina Cove... Please contact the Agent to see the finishing board and view the display home. Contemporary 3-bedroom courtyard design Turnkey - ready for you to move in and enjoy Outdoor deck included 2.9kW solar system Reverse cycle split system air conditioner in living area 1000 litre rainwater tank 6 star energy rating Modern open plan kitchen with stainless appliances Secure single carport with roller door No Land Tax, no council, water or sewer rates apply Set within a privileged Over-50s community with a host of lifestyle facilities: Gym, billiards, communal BBQ, movie theatre & regular Goolwa bus shuttles Pets by approval only For further information, contact Jemma Morris for the ACLV Fact Sheet today.\* Construction completion times may vary and are subject to change.\*\* Please contact the Department of Human Services to discuss your eligibility.\*\*\* Photos outlining the open space are a guide only, and not reflective of the exact measurements.