

**86 Providence Place, Hindmarsh Island, SA 5214**



**Sold House**

Friday, 5 April 2024

**86 Providence Place, Hindmarsh Island, SA 5214**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1902 m2**

**Type: House**



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## Contact agent

As new, executive marina-frontage property on a huge 1,902m<sup>2</sup> allotment taking in fantastic 180° canal views. If you need space for the boat, caravan, cars and workshop, here is an exceptional opportunity to secure a rare property in Coorong Quays that offers so much space along with stand alone shedding for all the toys. Finished in 2023, the property is absolutely immaculate and in as-new condition, offering space for large family holiday living or active retirees looking for that wonderful waterfront lifestyle. Step on in through the front portico and feature timber front door and through to the tiled entrance hall. Generous master suite with plantation shutters, ensuite and WIRobe while the 2nd, 3rd & 4th bedrooms also include BIR's and are serviced by the sparkling main 3-way bathroom. Convenient 3rd powder room for visiting guests is an added bonus. Central living area is very versatile and could be used as a games room, teen hang-out or home theatre then step on through to the heart of the home, the open lounge / dine / kitchen area taking full advantage of the wonderful vista. The family chef will love the kitchen, offering a huge WIPantry, 900mm oven & gas cooktop, dishwasher, ample bench & cupboard space and full length breakfast bar. Fabulous outdoor living too under the tiled alfresco entertainer's area, again taking in the serene outlook and overlooking the landscaped gardens and lush lawns to the water edge. Securely fenced with glass balustrading provides peace of mind for young children and pets without disrupting the views. There is also a lovely lawn area and sand pit for the kids to enjoy. The extensive split-level boat mooring is very impressive also and with an 18.5m frontage to the water, there's plenty of room for a large boat too. Back to the garaging and you'll be impressed by the double garage UMR with auto panel-lift door and direct internal access to the home but the real kicker is the huge freestanding garage / workshop. 14m x 5.5m partly lined and offering concrete flooring plus ample power and lighting. Also incorporating a fully lined and insulated studio complete with S/S RCAC, ideal for the artist of the family or simply a fantastic hobby room. With an allotment of this size, there is of course extensive off-street parking for more vehicles and visiting family and friends. So many added extras are included with the property, one of those features being the very high ceilings throughout the home giving a sense of added space. The 10.6kW solar system with additional 13kW battery system and double glazed windows keep power costs to an absolute minimum along with ducted S/S RCAC throughout the home too. A sensational package in a great position in Coorong Quays, start living the dream marina lifestyle today! \*Option to purchase some furniture and white goods if required.