

89 Batson Parade, Hindmarsh Island, SA 5214

Sold House

Friday, 15 March 2024

89 Batson Parade, Hindmarsh Island, SA 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1070 m2

Type: House



Jemma Morris

0423007537

Contact agent

Best Offer By: 12 Noon, 4th April 2023 (unless sold prior) Price: \$1,120,000 There are so many valuable aspects to this endearing abode: a north-facing 1070sqm (approx.) allotment, an absolute waterfront position, a virtually extinct boat shed, and the chance to re-crown this island jewel with a designer fresh start. Let's first just sit tight on the sweeping, elevated front deck to contemplate the future of this single-level, 1973-built lightweight for a while - a neat, whitewashed weekender with near infinite views and plenty of holiday spirit left in it yet. Beneath the sunlit 4-bedroom home's high ceilings and character beams come infinite water views, two bathrooms - one ensuite - a functional kitchen overlooking the casual meals and living area, plus the adaptability of an external studio/garage and attached 'bunkroom.' A carpeted space that goes above and beyond its sleepover stretch as a generous water-facing guest retreat with deck connectivity and exclusive rear access. It goes without saying, the boathouse alone is a prize. Imagine, just a few easy steps and no road to cross with the kayak or tinny for a private jetty or boat ramp launch; you'll be one of only a handful to have the privilege. Summers and winters are equally magic waterside, yet split system air-conditioning and pot belly warmth bring the essential comforts to a shack you could easily call home; more persuasions include an enclosed backyard, rear carport, plumbed rainwater, a water licence, and a lifestyle you could possibly snag for land value... Yet what price do you put on a rare as hen's teeth boat shed, mooring, water licence, and an almost quarter-acre slice of serenity that layers its calming Lake Alexandrina reflections with diving birdlife and distant views over Goolwa North and Clayton Bay? The morning and setting sun will always cast an ethereal glow here, yet opportunities like this almost never arise - beat the queues to Batson. There's infinite island value: Absolute water frontage on the highly desirable north side Rare 5.5m x 6.5m (approx.) boat shed Large timber jetty Wide, elevated open-air deck for unobscured water views Split system R/C A/C & pot belly stove Water views to all main rooms Bunkroom & open plan living zone each spill onto the deck Pristine vintage bathroom Main bedroom with ensuite & BIRs Rear single carport Detached garage/studio retreat Potential to unleash your dream home design