

**89 Mundoo Channel Drive, Hindmarsh Island, SA  
5214**

**Harcourts** South Coast

**House For Sale**

Wednesday, 15 May 2024

89 Mundoo Channel Drive, Hindmarsh Island, SA 5214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jemma Morris

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**\$740,000 to \$760,000**

When subtle Hamptons allure brings coastal charm in spades to a unique and endearing waterfront home, be it dusk or dawn, blue skies or grey, it instils an island holiday mindset of the calmest kind. Positioned on a leasehold allotment (36 year's remaining). \*This is Mundoo magic. And on some 17.7m (approx.) of north-facing water frontage, the lightweight one-level home is an inspiring way to watch the glistening channel's ever-changing moves, giving you the mighty Murray Mouth and Coorong National Park in adventure-worthy moments. Forget the airs and graces, here, it's all about the sea breezes, a latitude of unspoilt natural beauty, and easy living with a few well-considered modern upgrades. A sun-kissed canvas invites you to play with colour and texture against whitewashed timber tongue-and-groove ceilings, golden slate floors, and welcoming French and sliding doors that salute your nautical backyard. The home's versatile footprint consists of up to three bedrooms, two bathrooms, a rear family room/retreat streetside, and open plan living, kitchen, and dining drawn to the glistening water. Vaulted ceilings to the main living space make a magical meal out of the views. The well-appointed timber kitchen cooks up a storm with a gas cooktop, stainless appliances and a walk-in pantry, casual dining abuts the sunbathed glass, leaving the covered alfresco to revel in its idyllic waterside connection. Naturally, your boudoir swings open multiple sets of French doors for the water, offering legroom galore against a sympathetically refurbished ensuite, its crisp whites contrasting pale slatted timber ceilings. Sharing with friends for the holidays? Let them slip inside from the street to a vast family room/retreat concealing the 2nd bedroom, perfect for bunks or a double ensemble, and a hybrid bathroom/laundry with guest powder room. Together, you'll watch the seasons turn, birds flying south, and wild dunes rolling in the distance, drop in a tinny, or relish the solitude - following your own pontoon pylons for a spot of sparkling reflection. Why look back when your horizon can dazzle like this... This is Mundoo magic: Far-reaching channel outlooks from a northerly viewpoint 17.5m water frontage | 990sqm allotment (approx.) Up to 3 bedrooms | 2 refreshed bathrooms Freshly repainted lofty tongue-and-groove ceilings Extensive undercover entertaining area Golden slate floors throughout Timber kitchen with large WIP, gas cooktop, dishwasher & breakfast bar Multiple water-facing, sunlit French doors Split system R/C A/C Great mooring in excellent condition River & rainwater connections Ample off-street parking + a carport And much more... \*Lease number 2452204