

**9 Mills Road, Hindmarsh Island, SA 5214**



**Sold House**

Friday, 29 September 2023

9 Mills Road, Hindmarsh Island, SA 5214

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 10**

**Type: House**

## Contact agent

UNIQUE OPPORTUNITY - GATEWAY TO THE COORONG NATIONAL PARK! Your escape to the Coorong! For sale is this absolute waterfront property with shared access to approximately 43 acres of pristine natural vegetation tucked away by private road gateway to the Coorong National Park. This property has been in the same family for over 30 years.

**THE DWELLING** This newly renovated home is something out of a magazine, the home offers prime location, only metres from the water's edge, exquisite panoramic views of the Coorong from inside and out, or relax on the covered deck and enjoy the amazing birdlife including Swans, Pelicans, Ibis and many other species. Internally this custom renovated home has been brilliantly upgraded with floor to ceiling glass walls bringing all those amazing views in and a stunning décor most people would dream of. Some of the many outstanding features include: \* 3 double size bedrooms all with robes and ceiling fans. \* Master with built-in robe and deluxe ensuite. \* 2nd deluxe bathroom with shower alcove vanity and wc. \* Bonus outside shower (hot water) great for kids. \* Fabulous open plan living with floor to ceiling glass walls, designer stone chimney with cast iron fireplace, reverse cycle split system air conditioner and magnificent panoramic water views. \* For the Chef of the family cooking will never be a chore again, the quality-built designer kitchen offers amazing outside views, making entertaining an absolute pleasure. Enjoy top quality cooking appliances, dishwasher, central breakfast bar, an abundance of built-in storage cabinets and designer lighting. The adjacent living and dining areas have direct access to the outside deck. \* The 2nd living/family/TV room offers a further bonus to this home for teens or guests, also with a reverse cycle split system air conditioner. \* New carpet throughout, floor tiles in kitchen and wet areas. \* Solar system, 8 water tanks (140,000 lts) plumbed to house (incl. cottage), electric hot water, garden shed, tool shed, outside lighting on both sides, jetty access for family water sports in safe, shallow waters of the Coorong. \* Single garage and carport, plus open parking space for up to 10 vehicles. AND.....**FREESTANDING COTTAGE** (Currently let as a AIRBNB) \* To be included in the sale of this property. \* Set back approximately 40 metres from the pristine Coorong and absolute gateway to Coorong National Park. \* Separate from the main house, fully furnished, 2 bedrooms, open plan living/kitchen meals, bathroom with shower alcove, vanity and wc, outside verandah and plumbed rainwater tanks. Together with the home and cottage you have a total of 5 bedrooms, 3 bathrooms and off-road parking for at least 10 vehicles.

**THE LOCATION** An absolute brilliant location, approximately 1 hour from Adelaide, fish, ski and kite surf at your own piece of paradise. Close proximity to surf beaches, explore the 42kms of Coorong beauty or take in wine tasting tours on the Fleurieu visiting McLaren Vale and Langhorne Creek, all within close proximity. Victor Harbor is only a 25-minute drive away and Goolwa is just up the road. This property boasts too many outstanding features to list, only an inspection will do it justice.