

# 14 Anna Court, Normanville, SA 5204



## House For Sale

Wednesday, 10 July 2024

14 Anna Court, Normanville, SA 5204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1038 m2**

**Type: House**



John Lewis

0429130444



Nick van Vliet

0416088556

**\$699k - \$768k**

Offers Close Tue, 30th Jul - 3pm (usp) Custom built in just 2014 to capture panoramic views over Normanville and the rugged coastline carved out by the Gulf St Vincent, this contemporary abode is a beauty, whether you're looking at it - or away from it. Tightly held by the one owner, this light-filled and elevated home - with huge shed/workshop, double garage, three bedrooms, expansive open-plan living and creature comforts - takes the perks of a quality modern build and places them on a 1038sqm parcel within a 5-minute drive of Normanville's golden sands. You're set

What we love about this property:

**HOME:**

- Custom built by reputable local builder, designed to maximise its elevated outlook along the coast
- Spread out amongst a deceptively spacious interior defined by its expansive upper-level living zone
- Whip up storms in the open-plan kitchen with large breakfast bar, plenty of storage, stainless steel appliances and double fridge alcove
- Wake up and wind down in a spacious main bedroom with walk-in robe and ensuite bathroom
- Enjoy the freedom of a main living space with high square set ceilings, split r/c, room for a dining setting and lounge room, custom TV/sound recesses
- Walk-in shower and large vanity to master's ensuite
- The kids (or guests) will love their nicely sized bedrooms, each with cooling ceiling fans
- The three-way main bathroom features a bath tub, walk-in shower, neutral tones and a separate toilet
- Stylish, spill-resistant timber-look floors to main living zones
- Custom window blinds throughout offer privacy and darkness (if you're trying to sleep)
- Large separate laundry

**OUTDOORS:**

- Enjoy elevation from street level, ensuring extra peace, privacy and those panoramic views
- Expansive deck flows from upper level living zone so you're never far away from that view and Normanville's fresh coastal air
- A large double garage (with remote entry) sits under the home
- An expansive driveway ensures additional off-street parking
- Huge shed/workshop features approximate dimensions of 9.5 x 7.5 x 3m, making it a dream for tradies or anyone with a big toy and tool collection
- Established, low maintenance gardens throughout the property
- Ideally placed on the high side of its quaint street, amongst other modern homes

**SERVICES:**

- Mains water and power connected
- Split R/C and ceiling fans for year round comfort
- NBN connected
- Gas bottles
- Gas hot water system

**LOCATION:**

- A stroll from the Yankalilla Area School and local reserve, not to mention just moments from Normanville and Yankalilla townships, this move-in-ready home boasts prime position in one of South Australia's most popular beachside destinations
- 5 minutes' drive to Normanville Jetty and Surf Club
- 3 minutes to Normanville's cafes, supermarket, bakery and other specialty shops
- 5 minutes to historic Yankalilla
- 6 minutes to the picturesque Carrickalinga beach
- 30 minutes to Victor Harbor
- 40 minutes to McLaren Vale
- 70 minutes to Adelaide

Lock up, leave and lap up the lifestyle and outlook this dynamic home affords. Come check it out; you're going to love it! All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.

**OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275403**