

**House 28, 71 Vesta Drive, Hindmarsh Island, SA 5214**

**Harcourts** South Coast

## House For Sale

Wednesday, 27 March 2024

House 28, 71 Vesta Drive, Hindmarsh Island, SA 5214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jemma Morris

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## \$530,000 to \$550,000

If you fit the select brief, you're set for the ultimate island lifestyle in Alexandrina Cove - a modern home with marina proximity and a privileged existence, minus the upkeep. Coastal low care grounds frame the freestanding, single storey, and sunbathed 3-bedroom home embracing a corner position - the only design in the development that offers an enclosed double garage - in strolling minutes to the boardwalks and the Over 50's Village hub. And the home's value is as clear as the quality of its interiors; the modern window furnishings, LED lighting, tall ceilings, forgiving timber-grain floors, two minimalist bathrooms, and custom joinery throughout, including a foyer closet and 3rd bedroom/home office. You'll enjoy two outdoor decks - one off the custom-fitted home office/3rd bedroom, and a fully enclosable rear deck set to extend your party season to all year long. Open plan living and dining create the ideal sign-off in reach of both the deck and entertainer's kitchen; the chef's zone aglow in crisp whites punctuated by stainless appliances and high gloss benchtops. Looks like it's your serve. Nearing retirement or already there, this community gives your next life's stage an active and exciting new perspective with wellbeing, relaxation, and a host of activities to share with like-minded neighbours. Under the Residential Parks Act 2007, you'll take a long-term lease over the land and own the improvements. Residents pay a site rent of \$182.27 per week (paid fortnightly). No stamp duty, Land Tax, water service charges, sewer rates, Encumbrance fees or council rates apply. Benefits including billiards, lawn bowls or bocce, a movie theatre, low-impact gym, communal BBQ station, even a 3-hole putting green and tennis courts, and regular shuttle buses into Goolwa or for local outings. With so much community spirit, you'll need to spare a few hours to enjoy the rest of the island - the nature trails, bike rides, The Islander's Tavern, or a cruise down the Coorong; remember, you've got room for the fishing boat. Make carefree and unconfined living your new lifestyle goal. It's all here in Alexandrina Cove: Contemporary 3-bedroom 2-bathroom design Roller shutter security & Crimsafe door screens Valuable double garage with internal entry & rear access Split system comfort to living & master bedroom Ceiling fans & BIRs to all bedrooms Quality window furnishings 6kW solar + a 10kW battery Extended decking with glass balustrade Tool shed Fully fenced & private backyard - Set within a privileged Over-50s community with a host of lifestyle facilities: Gym, billiards, communal BBQ, movie theatre & regular Goolwa bus shuttles - No stamp duty, Land Tax, water service charges, sewer rates, Encumbrance fees or council rates apply - Pets by approval only. For further information, contact Jemma Morris for the ACLV Fact Sheet today.