

House 58, 71 Vesta Drive, Hindmarsh Island, SA 5214 **Harcourts South Coast**

House For Sale

Tuesday, 19 March 2024

House 58, 71 Vesta Drive, Hindmarsh Island, SA 5214

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Jemma Morris

0423007537

\$499,500

For those ready to retire yet far from slowing down, opt for better than turnkey new in a fully established 3-bedroom home in emerging Alexandrina Cove - the ultimate ticket to the Coorong Quays way of life you know and love. A hot commodity? You bet. Under the Residential Parks Act 2007, you'll take a long-term lease over the land and own the improvements with a pretty impressive payback. Residents pay a site rent of \$182.27 per week (paid fortnightly). The first being a modern home with whitewashed weatherboard exteriors, a softly coastal palette, floating traffic zone floors, solar panel efficiency, split system comfort, and a desirable north-facing diversion to open plan living. A trio of panes up front represent the master bedroom offering built-in robes and 2-way bathroom access - ensuite priority assured to its sparkling glass-free convenience. Bathed in sunlight, the open plan kitchen, meals and living space converge outdoors via the casual meals area - a quiet fully fenced backyard for growing vegies, reading the paper, adding a pergola (STPC) for serious alfresco entertaining, or savouring some green thumb time. Beyond your fence line is a rewarding community that is quite possibly the most appealing island breakaway; no catches - just leisure galore and lifestyle aplenty. Those paybacks continue with full use of the community shuttle bus for a short hop to Goolwa, Victor Harbor, or planned outings to nearby wineries and golf clubs. You'll fill your days playing billiards, lawn bowls or bocce, movie nights in the media room, keeping fit in the low-impact gym, hosting BBQs for you and your friends; there's even a 3-hole putting green and tennis courts to ace your serve. No stamp duty, Land Tax, water service charges, sewer rates, Encumbrance fees or council rates apply - and with solar panels installed to every home, your power bills are significantly lower, too. You've circled Hindmarsh Island on holidays or to visit friends for its quality boat berths, boat ramps, boardwalks and bike tracks - now you can join them, with a recap of the day's adventures over drinks and dinner at The Islander's Tavern. Come for the community; stay for the lifestyle. Contemporary 3-bedroom courtyard design Set within a privileged Over-50s community with a host of lifestyle facilities: Gym, billiards, communal BBQ, movie theatre & ACLV bus shuttle available Split system comfort Solar panel efficiency Modern open plan kitchen with stainless appliances North-facing rear open plan living Established & fully fenced backyard with vegie planters Secure single carport with roller door Pets by approval only. Curtains excluded (to living area) Draft Site Agreement available on request. Enquire about your eligibility for Rental Assistance with Centrelink. For further information, contact Jemma Morris for the ACLV Fact Sheet today.