

Lot 1409 Blanche Parade, Hindmarsh Island, SA 5214 **METRO** 

## House For Sale

Friday, 3 May 2024

Lot 1409 Blanche Parade, Hindmarsh Island, SA 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 790 m2

Type: House



Karen White  
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**\$623,018**

Eligible First Home Buyers take advantage of the \$15,000 grant<sup>^</sup>. Eligible First Home Buyers pay NO stamp duty on land<sup>^^</sup> Arguably one of the best spots on the Island. Picturesque. Easy Care North facing and one of the last blocks in the Marina Basin left on the market! Featuring four bedrooms, main with walk in robe and ensuite along with generous living spaces which ensure there's plenty of room to move and play, with the large open plan kitchen, meals and family areas. The kitchen features a large walk in pantry. An additional separate living area/study is located at the front of the home, allowing for a space to work from home, or kids study area or a play room area. A desirable location that will allow you to really appreciate and discover the breathtaking beauty of Hindmarsh Island and the surrounding South Coast areas. Easy access to the Main Marina that offers a full range of wet and dry berthing facilities for your boat. Just over the bridge back into the Goolwa Township, main street facilities, wharf precinct and more. All this just over an hour from Adelaide! This house and land package to be built includes: Modern Façade Ducted Reverse Cycle Air Conditioning Kitchen with Benchtops, Overheads and Pantry Stainless Steel Kitchen Appliances Chrome & Ceramic Finishes to Sanitary Ware Timber Laminate Floors to Main Living area Carpet to Bedrooms Built In Robes to Bedrooms Generous Footings & Site Costs Allowance Auto Panel Lift Garage Door Stormwater and much more! \*\*\*Plan can be amended at no additional cost\*\*\* We can build on our land or yours, contact me for more information regarding this great opportunity! Metro Homes SA houses are built with quality in mind, without breaking the bank. The contemporary design is beautiful to look at while its energy efficiency will help reduce your bills. "OUR PASSION, YOUR DREAM"- Metro Homes SA [www.metrohomessa.com.au](http://www.metrohomessa.com.au) Disclaimer - Photographs or images are for illustration purposes only. Price may vary depending on design & selections, engineering, council and service requirements. All packages subject to final council approval and SA Planning Code. Pricing is subject to change, dependent on site start timeframes and land access availability. The land referred to in this package is not owned by Metro (SA Housing) Pty Ltd. BLD 243074. RLA Private Vendor. <sup>^</sup> Visit [www.revenuesa.sa.gov.au/first-home-owners-grant](http://www.revenuesa.sa.gov.au/first-home-owners-grant) for full details on this grant. <sup>^^</sup> Visit <https://www.revenuesa.sa.gov.au/stampduty/first-home-buyer-relief> for full details on Stamp Duty Relief.