

Unit 19/45 St Andrews Bvd, Normanville, SA 5204

Townhouse For Sale

Tuesday, 2 April 2024

Unit 19/45 St Andrews Bvd, Normanville, SA 5204

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 188 m2

Type: Townhouse



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Price Range \$650,000 - \$710,00

A hidden gem with modern features that simultaneously gives you fabulous views whilst you relax and enjoy the simplicity of the Fleurieu seaside lifestyle. Capturing scenic views across southern rolling hills together with gated access to rejuvenating walking trails alongside the pristine Lady Bay Golf Course. First time in years, in this tightly held location, that a two-storey stand-alone villa has come on the market. Prepare to savour perfectly modern living primed for life-style loving retirees, resort-style living for young families, those on the hunt for a lock-and-leave holiday-home, or a sought-after golf-course/seaside investment. Architecturally designed Architects Ink, this thoughtfully built and well-conceived living options, with high 2.7 ceilings, reveals a lovely and light filled 3-bedroom footprint. The open-plan entertaining takes residence on the second level, ensuring beautiful views as you cook, entertain or relax whether you're whipping up something delicious in the modern kitchen, hosting friends for evening get-togethers, or soaking up the vitamin-D on the sunbathed decked alfresco. Sparkling upstairs and downstairs bedrooms add plenty of function, while the bottom floor 3rd bedroom can quickly transition to a cosy second living opening directly to the rear terrace and leafy backyard. Wonderfully positioned just minutes from Normanville and Yankalilla, and the raft of local favourite cafés, restaurants, antique and art-craft shops and the picturesque Normanville and Carrickalinga beaches are also there for you to explore... this hidden gem needs no more persuading.

KEY FEATURES

- Beautiful open-plan entertaining potential headlined by the modern chef's zone featuring great bench top space, abundant cabinetry and cupboards, stainless appliances and sleek electric cook top
- Scenic views creating a picture-perfect backdrop as you sit, scan and relax inside or out on the fresh air alfresco
- Versatile 3-bedroom footprint offering a bright and airy upstairs bedroom and bathroom, as well as 2 ground floor bedrooms together with the sparkling main bathroom including separate shower and spa bath
- Option to transition the spacious 3rd bedroom into a lovely second living with terrace overlooking an easy-care backyard, as well as gated access to Lady Bay Golf Club
- Ducted AC throughout for year-round comfort, concealed laundry, and double garage with internal storage
- Recent addition of a 13 panel 1.5kw Solar System
- Manicured grounds, palm-tree framed communal greens, as well as glistening residents' only swimming pool

LOCATION

- Unrivalled access to picturesque walking trails and golfing options for the weekend enthusiast
- Less than 5-minutes to the quaint Normanville township offering popular local cafés and restaurants
- Only 5-minutes to the soft sands of Normanville Beach with the iconic Carrickalinga a stone's throw further for one of the best pockets of the Fleurieu Coast

SPECIFICATIONS

SCT - 6043 / 126
Year Built - 2007
Land Size - 325 sqm
Council - Yankalilla

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Property Code: 183