

Villa/17 Beachside Estate, Normanville, SA 5204



House For Sale

Friday, 3 May 2024

Villa/17 Beachside Estate, Normanville, SA 5204

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Jason OHalloran
0435838098

\$350,000 - \$375,000

VIP inspections now available - contact Jason at 0435838098 or jason.ohalloran@raywhite.com A charming & spacious Villa with all-weather outdoor entertaining, secure grassed area and lock-up garage that will allow you to live the life you have always promised yourself. A simply wonderful retirement opportunity set amongst other quality villas, in a close-knit community that enjoys everything the nearby Normanville village has to offer. Within this quiet gated community behind the dunes, you will welcome the sunrise and sunsets, revel in the sounds of bird life, distant sounds of the breaking waves & walks to the beach. The backdrop to your new life will be a home that has been well-cared for, well-maintained and presented to the highest standard. Situated on a very rare corner allotment, this villa only has two neighbours with one side an open but secure grass area - perfect for a small pet or grand kids to roam and have adventures in. At the front there is a 2m high, single car, lock-up garage with an auto roller door, and plenty of room for a workbench or storage. Inside, you will find three-bedrooms starting with the generous master bedroom with built-in robes, a big bright window for the morning sun, and secure auto roller shutter blind. It's located right next to the bathroom, which is spacious and very well maintained and presented. The open plan lounge and dining room is very big in size, offering access to the outside deck area and the kitchen. The functional kitchen is very well laid out, with plenty of cupboard, storage and bench space. There is a gas cook top, electric oven, twin sink, and a big space for the fridge. It looks into a fantastic indoor atrium, which streams in natural light. To the rear is two more bedrooms, and also a full sized internal laundry with plenty of additional storage space and a handy ramp to the rear clothes line. Extending the liveability of this property is the huge side undercover entertaining area deck, that boasts pull down blinds, and front, side and rear yard access. A wonderful place for family BBQs, gatherings, parties or simply a quiet place to read the morning paper in peace. The rear yard has a handy garden shed, BBQ spot, and there is a solar system working away on the roof as well. If you are over 50 years old, not working full-time, this could be the perfect retirement villa for you. The villa sits on a leased allotment, with Estate management providing all the grounds maintenance within the lease fees. The location enjoys shared facilities, including a library, meeting space and an undercover cooking facilities. A rare and fabulous opportunity to secure a well-established, well-located and affordable home to escape the hustle and bustle of the suburban sprawl. VIP inspections are available by appointment. Contact Jason on 0435 838 098 or jason.ohalloran@raywhite.com to arrange your tour and to also receive a property brochure pack and Estate details and fees. Specialists in: Normanville, Myponga, Carrickalinga, Yankalilla, Mt Compass, Second Valley, Wirrina, Rapid Bay, Second Valley, Delamere, Cape Jervis, Sellicks Beach, Pages Flat, Inman Valley, Bald Hills, Parawa. Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: We have obtained all the information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale. If a land size is quoted it is an approximation only. You must make your own inquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.