

52 Wentworth Parade, Hindmarsh Island, SA, 5214

HARRIS

House For Sale

Sunday, 3 November 2024

52 Wentworth Parade, Hindmarsh Island, SA, 5214

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Lauren Davis

The ultimate island anchor: a high-end remodel with unhindered north-facing waterfront views.

Best offers by 12pm Tuesday 19th November (unless sold prior)

This Coorong Quays location was always a catch - perched at the lagoon's widest unobstructed point on the highly coveted north-facing water's edge, today it's the 2013-built home's no-expense spared remodel that also steals the moment

And its sophisticated relaunch is nothing short of forever-quality luxury, enjoying the sweeping not windswept unrestricted water views from weatherproof TREX decking, upstairs and down.

From the ultra-secure, fully fenced and private garden arrival now issuing exclusive outlooks for second master bedroom with ensuite the home's spectacular new look turns your weekend hiatus into a high-end island destination.

Chic nautical hues meet Belgian-made Hybrid Oak laminate floors, timber plantation shutters, 13kW of solar, rechargeable remote controlled blinds for sunscreen and/or block-out coverage to north-facing panes, and timeless Tillett granite surfaces to two bathrooms, laundry, kitchen, kitchenette and closet.

The upstairs rumpus room started it all. Its waterfront stage cleverly reassigned as a sublime parent's wing issuing a dream custom dressing room, an open plan ensuite, granite-swathed kitchenette, and waterfront balcony exclusivity.

In turn, it made way for a new central staircase housing a glazed and illuminated wine room with under stair storage and a European-made dual entry lift, deeming the 2-storey home universally practical.

French Navy is coastal chic and it's the hue for the new custom kitchen and butler's wing by Innovative Kitchens, contrasting its suave blue with Brazilian Polar Ice granite benchtops, a Miele induction cooktop, rangehood and dishwasher.

Expansive sliding glass signals long afternoons relaxing on the all-weather deck, your motor yacht tied to the powered and plumbed pontoon, right beside your own canoe slide; yet whether you make it home or a holiday showpiece, it's secure and low care enough to do both.

And the beauty of Hindmarsh Island is it lets you choose your level of involvement.

Join friends at the Islander's Tavern or drop a coin in for community-grown vegies; get amongst Goolwa's historic river town for tourist-flocked cafes, watering holes, galleries, retail and Sunday Markets or leave it all behind for nature walks, recreational boating and kayaking and the privacy of your exclusive waterfront haven.

Load the car, there is no finer island anchor.

Expect every designer pleasure:

- Luxuriously transformed 2013-built home
- North-facing 12m water frontage with unhindered views
- Sublime waterfront parent's wing featuring a kitchenette, luxe ensuite, dressing room & balcony
- European-made JPS Elex Genius 300 dual-entry lift
- Powered & plumbed pontoon with canoe slide
- TREX decking with privacy blinds
- Rendered roadside privacy wall with steel powder-coated inserts & lockable security gate
- BIRs to all bedrooms
- 2 updated bathrooms all with oversize showers
- New master ensuite

- Open plan upstairs study nook with striking Hindmarsh Island/Goolwa marine chart
- Ducted R/C A/C
- Extensive storage throughout
- Irrigated gardens & lawns on water side
- Carpet-tiled dual garage with rear roller door access
- 13.2kW solar system
- Hikvision security, cameras & intercom door station
- Low care & secure, perfect to lock & leave

And more

Specifications:

CT / 5854/679

Council / Alexandrina

Zoning / WN

Built / 2013

Land / 662m² (approx)

Frontage / 12.02m

Council Rates / \$4,498.40pa

Emergency Services Levy / \$440.25pa

SA Water / \$78.60pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Goolwa P.S, Port Elliot P.S, Victor Harbor P.S, Mount Compass Area School, Eastern Fleurieu Ashbourne Campus, Goolwa Secondary College, Victor Harbor H.S, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409