

49/107 Main South Road, Normanville, SA, 5204

**NEWTON
&CO**

Villa For Sale

Wednesday, 18 December 2024

49/107 Main South Road, Normanville, SA, 5204

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Adele Newton

SPEND SUMMER 2025 IN YOUR SWISH SOUTH SHORES HOLIDAY HOME.

Villa 67

Boasting all the space in the world to comfortably host big festive gatherings across its 2 fashionably floored levels, along with private boardwalk access to Lady Bay Beach and resort-grade communal leisure amenities that include a pair of sparkling pools and a top playground, this 3-bedroom high-end holiday villa is your ticket to endless seaside fun with family and friends.

The floorplan is perfection: downstairs, raked ceilings soar above a massive, combine kitchen/living/dining space with ducted AC or the option for fresh air feels by opening timber-framed bi-folds onto a 21sqm (approx.) covered alfresco entertaining deck. There's a second living area above between a large main bathroom and 2 big kids' bedrooms with BIRs and space for multiple bunks. The master retreat is privately located off the front entry and equipped with a huge storage closet and a swish ensuite with shower and tub.

Part of the exclusive South Shores gated community, moments from the greens at Links Lady Bay Resort and the bustling township of Normanville itself with its patrolled beach through summer this incredible villa is where you'll create magical family memories filled with sandcastles, beach picnic boating adventures, fishing and soul-restoring slumbers!

KEY FEATURES

Modern 2-storey holiday villa with vibrantly coloured cladded exterior, an expansive 233sqm (approx.) of internal living and pool views from a covered timber deck

Raked ceilings and light-spilling clerestory windows/bi-folds in the open plan kitchen/living/dining room

Fab and functional kitchen with twin sink in the dining bar, gas cooker, stainless rangehood and oven

Bonus living/rumpus upstairs perfect for kids to play in while you entertain below

Honey-toned hybrid timber flooring everywhere bar the tiled laundry and bathroom- an easy sweep for sand removal!

Large fan-cooled master with access into a storage closet and bi-folds through to an ensuite with shower and tub

2 additional bedrooms with ceiling fans upstairs, both with generous BIRs

Shared main bathroom with a shower plus a downstairs powder room off the laundry

Ducted AC (slimline vents) through kitchen/living/dining room + fans in social/sleeping areas

5-star onsite amenities: 2 pools (one with sail-shade), adventure playground, covered BBQ area, outdoor picnic tables, boat washing station

Glorious tree-filled shady surrounds for outdoor play (with no maintenance required by you)

Secure double garage with one-click roller door entry

LOCATION

Prime seaside position for lovers of leisure and luxury

Nestled behind sand dunes in the exclusive gated South Shores estate

Private boardwalk access onto Lady Bay Beach or drive 4 minutes to patrolled waters, cafes, supermarket in the township of Normanville

15-minute walk to the golf course at Lady Bay Resort

40-minute drive to wineries and restaurants throughout McLaren Vale

Only 75 minutes' commute from the heart of Adelaide city but it feels like another world!

FACILITIES

- 2 large shared swimming pools
- Children's playground
- Boat washing station
- Large grassed area

SPECIFICATIONS

CT - 5948 | 738

LAND SIZE - 246 sqm

COUNCIL - Yankalilla

COUNCIL RATES - \$550 per quarter

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Property Code: 264