



## 80B Monument Road, HINDMARSH ISLAND, SA 5214

### Sensational Lifestyle Living!

Spacious family home situated on 5.16 acres of gently undulating land taking in a serene distant river vista, perfect lifestyle living with room to move or a sensational family weekend retreat.

Approx. 3 years old, this quality Sarah home has been well appointed throughout and offers excellent accommodation and roomy indoor and outdoor living areas. Step on in through the double sliding doors downstairs and into the family / living area with kitchenette, 4 double bedrooms each with BIRobes, main 3-way bathroom with bath plus separate laundry.

Upstairs opens to the sweeping family / dine / kitchen area that then opens to the North facing balcony taking in the beautiful, peaceful aspect, a great place to entertain and enjoy relaxing Sunday brunches. Kitchen includes dishwasher, gas cooktop, large WIPantry and full length breakfast bar. A 3rd toilet / powder room services the upstairs family area also.

Sensational master suite offers WIRobe, full ensuite and private balcony for when you just want your own time to sit and relax, enjoy a coffee and good book.

**TYPE:** Sold

**INTERNET ID:** 22681263

#### SALE DETAILS

**\$675,000**

#### CONTACT DETAILS

**Elders Real Estate Goolwa**

9 Cadell Street

GOOLWA, SA

08 8555 3511

RLA: 213003

**Lucas Bradley**

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Sensational shedding comes in the form a of a huge 10m x 10.5m garage with the central bay providing 3.2m clearance allowing for secure parking for a large caravan or boat + ample room for all the other tools and toys.

Some of the added extras include 2.7m ceilings, full insulation throughout, 2 x S/S RCAC's and 34,000 ltrs of rainwater plumbed throughout. Mains water is also available although this is not presently connected.

All of this on a low maintenance allotment with just enough lawns, mainly native trees and shrubs and excellent fencing. The is also a lovely spot at the top of the property that takes in sensational panoramic views of the river, another great place for a BBQ or to entertain family & friends while taking in the majestic outlook.

There is a public boat ramp with easy access just down the road and it's just a short 5-minute drive to Goolwa's township and all the amenities you need.

A wonderful lifestyle property, somewhere you can relax, unwind and have plenty of space around you.

- Bedrooms: 5
- Bathrooms: 2
- 6 car garage

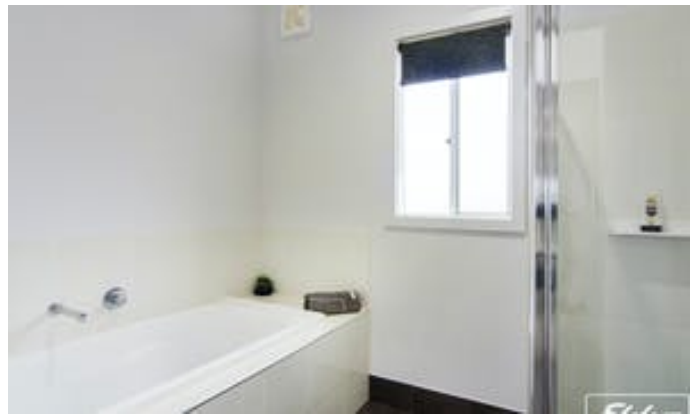


















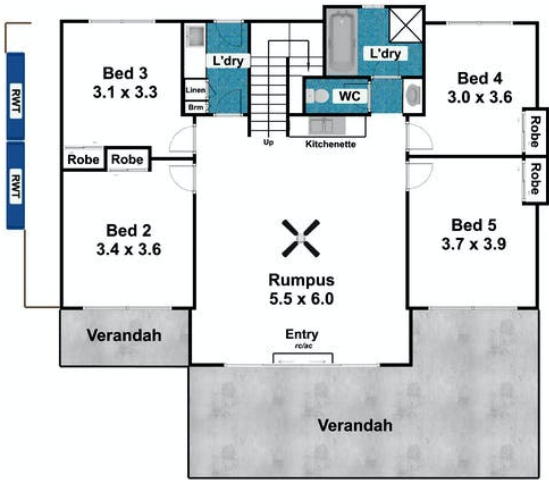
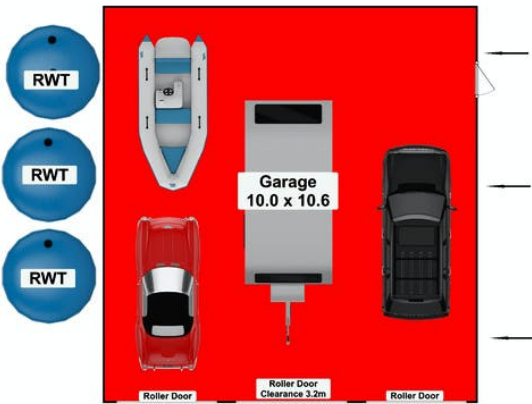
80B Monument Road  
HINDMARSH ISLAND



AREA (Estimate Only)	
LIVING	220.00m <sup>2</sup>
VERANDAH	39.10m <sup>2</sup>
BALCONY	38.60m <sup>2</sup>
GARAGE	106.00m <sup>2</sup>
TOTAL	403.70m <sup>2</sup>



UPPER LEVEL



LOWER LEVEL

This drawing is for illustration purposes only.  
All measurements are approximate only and information  
intended to be relied upon should be independently verified.  
Floorplan produced by Open2view.com