

## 30 Blanche Parade, HINDMARSH ISLAND, SA 5214

### Serene North-Facing Marina Living

Perfectly positioned on the tranquil banks of Coorong Quays Marina, this delightful single storey, north-facing family home captures calming water views up and down the canals, creating an enviable lifestyle setting from dawn to dusk.

A tiled entry welcomes you inside, flowing seamlessly through to the light filled open plan living, dining and kitchen area, all thoughtfully oriented to make the most of the majestic marina outlook opposite. Whether relaxing indoors or entertaining family and friends, the ever-changing water vista is a constant companion.

Accommodation is generous and well considered. The master bedroom enjoys a walk-in robe and private ensuite, while bedrooms two, three and four all feature built-in robes and are serviced by the sparkling main bathroom with bath and separate toilet.

Outdoor living continues under the rear alfresco, the perfect spot for morning coffees, evening drinks or simply soaking in the serenity of waterfront living. Landscaped gardens frame the home beautifully, while the upgraded split level jetty provides excellent boat mooring and an ideal place to cast a line and unwind.

**TYPE:** For Sale

**INTERNET ID:** 26P1518

#### SALE DETAILS

**\$775,000 - \$810,000**

#### CONTACT DETAILS

**Elders Goolwa**

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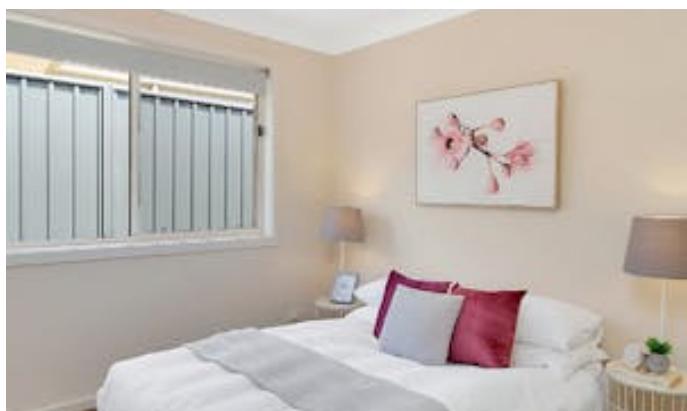
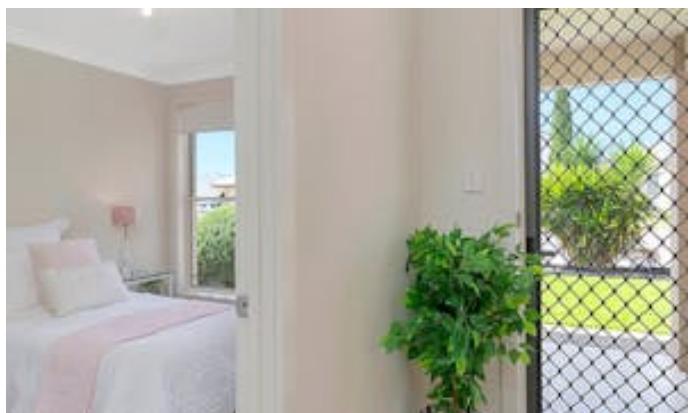
Additional features include a double garage under main roof with automatic panel lift door, comfortably accommodating two vehicles.

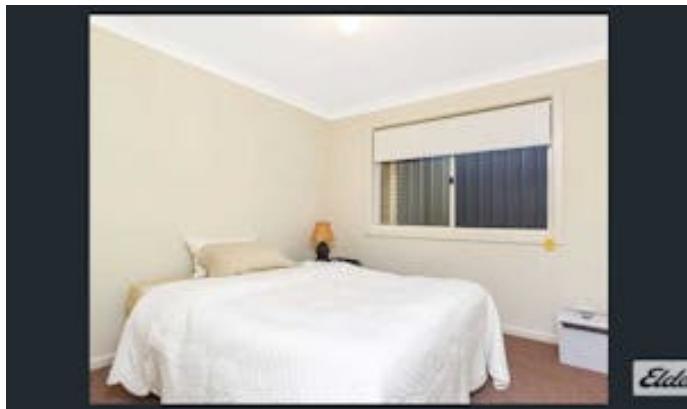
Added extras include a 6.6kW solar system, gas cooking and gas hot water plus S/S RCAC.

Currently tenanted to excellent tenants at \$600 per week until April 2026, this property presents an outstanding opportunity as a secure investment, relaxed weekend escape for the family or comfortable year round residence.

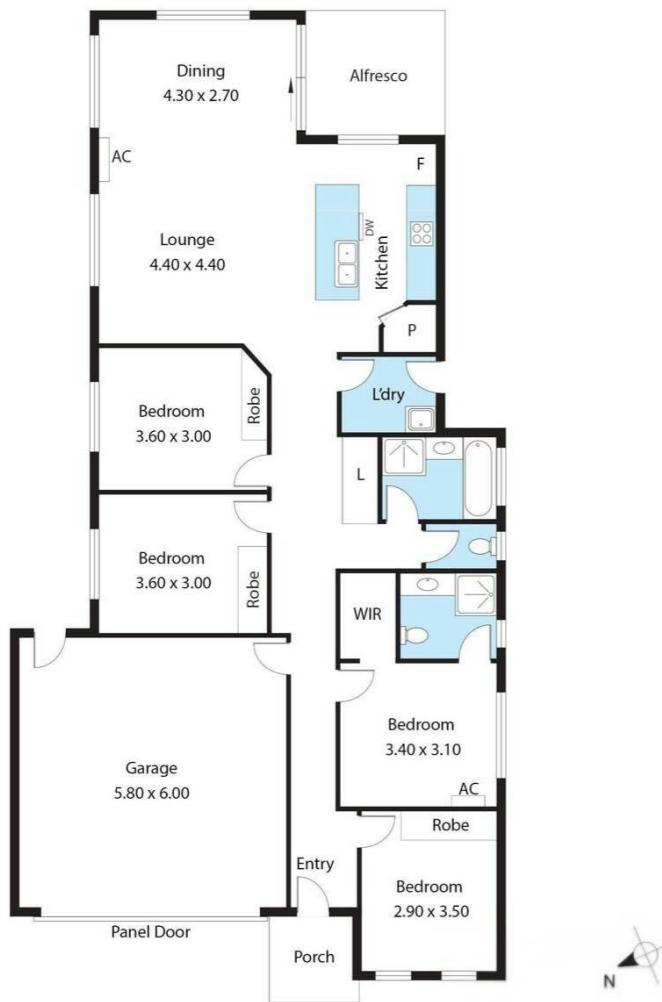
Set in a lovely, family-friendly pocket of the marina, enjoy waterfront living and everything that beautiful Coorong Quays and Goolwa has to offer.

- Land Area 694.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





30 Blanche Parade,  
**HINDMARSH ISLAND**



Living:	144.00SQ.M
Porch:	3.80SQ.M
Garage:	34.80SQ.M
Alfresco:	8.50SQ.M
<b>TOTAL:</b>	<b>191.10SQ.M</b>

This Drawing is for illustration purposes only. Internal dimensions are internal and approximate. Details intended to be relied upon should be independently verified.