



109 - 111 Wentworth Parade, HINDMARSH ISLAND, SA 5214

Resort-Style Living over 2 Titles with Extensive Shedding

Positioned in the highly sought after Coorong Quays Marina this prestige waterfront residence presents a once-in-a-lifetime opportunity to secure a true resort-style lifestyle property of exceptional scale, quality and versatility.

Set across a sprawling double allotment spanning nearly 1,300sqm and held over two titles, this magnificent executive residence commands an impressive 23 metres of wide marina frontage to the serene waterways, offering direct access for large vessels and the ultimate boating lifestyle.

Expertly crafted by South Coast Constructions in 2012, the home showcases timeless contemporary design, high ceilings, square-set finishes and an uncompromising level of quality throughout. Beautifully maintained and thoughtfully designed for luxurious family living and entertaining, the expansive floorplan delivers four generous bedrooms, two stunning bathrooms and an additional powder room for guests.

Upstairs is dedicated to relaxation and indulgence, featuring a spacious family retreat flowing seamlessly onto the elevated balcony where breathtaking marina views over the peaceful bird sanctuary opposite and distant Norfolk Pines create an ever-changing coastal backdrop. The luxurious master suite is privately positioned to take full

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TYPE: For Sale

INTERNET ID: 26P1580

SALE DETAILS

**\$1,850,000 -
\$1,950,000**

CONTACT DETAILS

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advantage of the commanding vistas and boasts a spacious ensuite complete with indulgent corner spa bath. Each upstairs bedroom includes built-in robes and split system reverse cycle air conditioning for year-round comfort.

Downstairs, the home opens into an expansive tiled family / dining and lounge domain centred around a beautifully appointed kitchen featuring premium Miele appliances, wall oven, double sink and island bench. Large picture windows and sliding doors blur the lines between indoor and outdoor living, perfectly capturing the tranquil waterfront setting. Step on out to the full length entertainers deck, complete with café blinds for privacy and protection.

A generous laundry and double garage under the main roof with direct internal access further enhance everyday functionality.

Adding another dimension entirely is the sensational custom-built garage and guest retreat, a standout feature rarely found in marina properties of this calibre. Purpose-built in 2024 by South Coast Constructions to securely accommodate a large boat, caravan, jet ski and an array of recreational vehicles, this incredible space also incorporates a downstairs lounge and kitchenette area, full bathroom and upstairs loft accommodation ideal for visiting family and friends. With direct access to the interconnected balcony system and sweeping marina views, it offers the ultimate guest quarters or teen retreat.

Outside, lush irrigated lawns roll gently to the water's edge where the substantial private jetty and boat mooring await, capable of accommodating some of the largest vessels in the marina. Extensive paved off-street parking with electric security gates provides ample space for additional vehicles, trailers and guests.

Further premium inclusions include a fully ducted vacuum system throughout and extensive solar system paired with two Tesla battery storage units, ensuring energy security, efficiency and modern convenience.

A truly rare offering of palatial proportions, combining waterfront prestige, resort-style living and exceptional storage for all the toys - this is the lifestyle masterpiece you've been waiting for.

*Having two separate titles, if you don't require the spacious residence and only the garaging / retreat would be perfectly suited to your needs, or alternatively, if you don't require the garaging, you will always have the option to sell off either of the properties, minimizing your initial outlay.

- Land Area 1,291.00 square metre
- Bedrooms: 5
- Bathrooms: 3
- 5 car garage











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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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