



40 Island View Drive, CLAYTON BAY, SA 5256

THE BEST VIEWS IN CLAYTON BAY

SOLD \$575K AFTER FIRST OPEN BY SYLVIA JEMSON-LEDGER

Perched high on the hill overlooking clayton bay, uninterrupted views over Lake Alexandrina.

Graced with sophisticated glamour this home has been finished in style. Sophistication & Style is what this home has to offer.

Step inside this ultimate residence, boasting fine design. The perfect waterfront escape. Experience Luxury and style that cannot be categorized aimed squarely at those who appreciate stylish living. This Stunning residence offers four bedrooms, two bathrooms , the perfect holiday getaway.

There is a Grand kitchen living environment with two living meals areas.

The great entertainer, this home has been designed with entertainment in mind.

Beyond this facade lies a luxurious retreat which has been perfectly designed to embrace a seamless transition between indoor and outdoor living whilst harmoniously maximizing use of natural light throughout.

TYPE: Sold

INTERNET ID: 300P108148

SALE DETAILS

**SOLD \$575K BY
SYLVIA
JEMSON-LEDGER**

CONTACT DETAILS

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VICTOR HARBOR, SA
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RLA: 62833

Sylvia Jemson-Ledger
Hills & Fleurieu
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Distinguished family home offering two living areas, and outdoor entertaining areas, panoramic views over Lake Alexandrina .

The open plan kitchen, living and dining will fluidly cater to any casual or formal event. The Kitchen family living area is of a great size. The outdoor entertaining area has been done in style, the decked areas are overlooking the tranquil waterfront and embrace the birdlife to the area.

Living the dream with the opportunity to work from home or run your own bed and breakfast .The home comprises of 4 bedrooms / 2 bathrooms and 2 large living areas. The main living area is located upstairs with the balcony overlooking the water, this area includes the kitchen bathroom and two bedrooms the lower level has the second bathroom two large bedrooms, two carports and a large shed with cement flooring that has been set up as a large bar rooms/ family area. Plenty of room for the extra cars , boat and caravan. Walking distance to jetty, boat ramp, sailing club and Sails restaurant and general store. Really what more do you need!!

Take a breath and prepare to be amazed. The views are amazing, the home and entertaining areas are beautifully positioned, they all adjoin making it perfect to entertain for any small or large event. Whilst relaxing on the deck feel the stresses of city life fade.

Savvy lifestyle with phenomenal views

The bathrooms are located on each level and have shower alcove, and basin to just finish the home in style. A large balcony deck completes the lifestyle of this river front property, relax on the front balcony and be in awe of the magnificent views this property has to offer. Idyllic Lifestyle!!!

Relax on the balcony with a glass of wine and gaze at the yachts drifting across Clayton Bay in the late afternoon sunshine. Let your imagination run wild, properties with this much potential do not enter the marketplace very often.

A chance to secure a property of this kind in this location is incredibly RARE! Wander down to the water's edge to fish, boat, jet ski, wind surf or kayak. The sounds of honeyeaters, swifts and whistling kites provide a gentle musical background as pelican's glide gracefully overhead.

Don't Miss out on an opportunity of a lifetimeâ#!

A true water wonderland with northerly outlook from the property that is enhanced by a milder climate.

Further improvements include garage, fully fenced privately located set on a large block. Further Features include 2KWA of Solar power, ducted vacuum system and automated roller doors, double garage that has been set up as an additional entertaining area.

The Clayton Bay area is a small, quiet town situated on the Murray River, right across from Hindmarsh Island. Travel to Strathalbyn or Goolwa in 20 minutes and try the Langhorne Creek wineries in 10 - 15 minutes. Sails at Clayton Bay offers meals and take away. Milang (just 10 minutes away) has take away fish and chips, a pub and a Mini Mart.

Sweeping 180 degree views, This gorgeous property is a mix of the country and the river, just over an hour from Adelaide. The area is a sanctuary for birds with space for exploring! Just a few minutes from the boat ramp and the Boat Club, boating enthusiasts will not be disappointed.

The best part is the beautiful, unobstructed view from the front balcony.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own

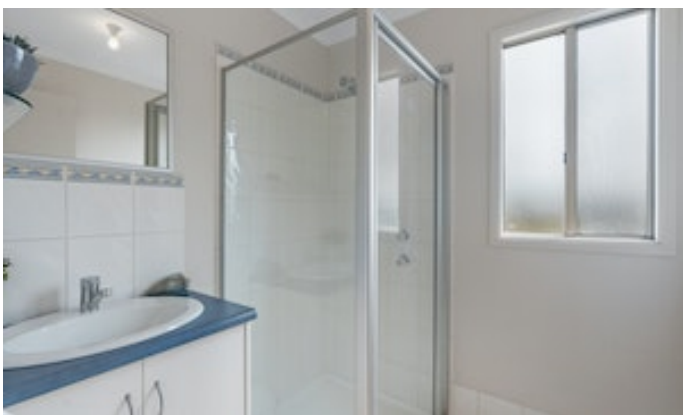
enquiries to verify the information contained herein. RLA 62833

Other features: Area Views

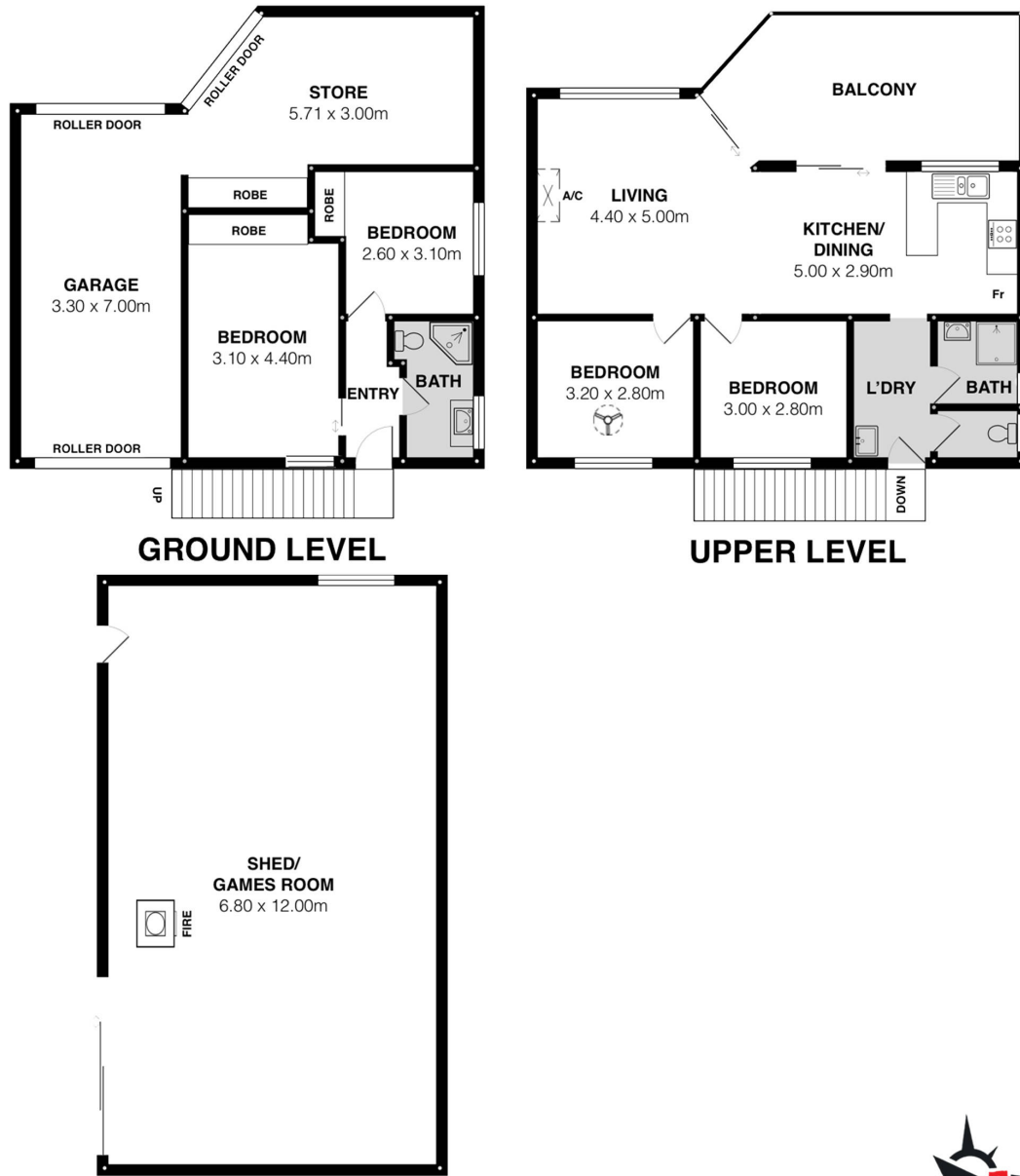
- Land Area 1,209.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single carport











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.

