



## 3 Augusta Court, NORMANVILLE, SA 5204

Neat as a Pin!

Another SOLD by Gordon Scott and Cassie Edwards!

Welcome to your dream home nestled in the prestigious Links Lady Bay estate, where comfort meets serenity in the coastal township of Normanville. This beautifully presented, 2006-built residence offers modern living with its practical and thoughtful layout.

Boasting three carpeted bedrooms and two bathrooms with timeless neutral decor, this home is perfect for young families, retirees or those seeking a serene retreat by the coast with a sensible budget.

A tiled floor transports you into the heart of the home, where a good-sized living/dining/kitchen area awaits, bathed in natural light streaming through large windows. Entertain guests or relax with loved ones in this inviting space, which opens onto the paved outdoor entertaining area.

The kitchen is a chef's delight, featuring sleek cabinetry, ample storage, dishwasher and spacious fridge/freezer provision, making meal preparation a breeze. Adjacent is

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**TYPE:** Sold

**INTERNET ID:** 300P129389

**SALE DETAILS**

**SOLD by Gordon Scott & Cassie Edwards!**

**CONTACT DETAILS**

**Elders Victor Harbor**  
11-13 Victoria Street  
VICTOR HARBOR, SA  
08 8555 9000  
RLA: 62833

**Gordon Scott**  
0435223758

the dining area, perfect for hosting intimate gatherings or enjoying casual family meals.

A second lounge area allows for a quiet space away from family and guests, and could be used as a TV room or study to suit your requirements.

Outside, discover your own piece of paradise in the low-maintenance backyard, ideal for alfresco dining or simply basking in the sunshine. With its easy maintenance landscaping and tranquil outlook, this outdoor space offers the perfect escape from the hustle and bustle of everyday life.

Located in the esteemed Links Lady Bay estate, with access to the golf course, tennis courts, swimming pool and a clubhouse with restaurant and bar, providing endless opportunities for recreation and relaxation.

Don't miss your chance to call this exquisite property home. Schedule a viewing today and experience coastal living at its finest!

Features:

- Instant Gas HWS
- Ducted Evaporative Cooling
- Master with WIR and en-suite
- Larger than standard single garage with storage capacity

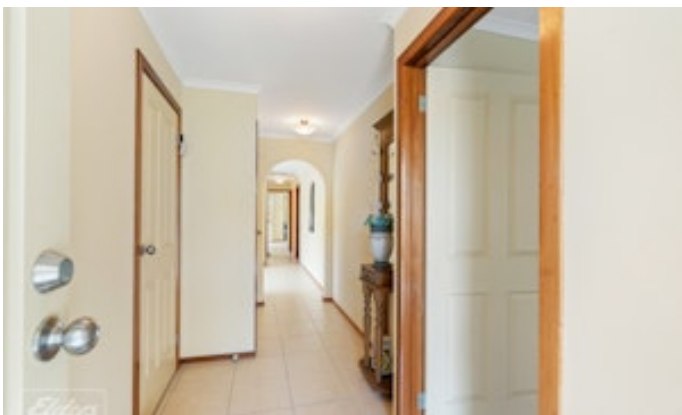
Services:

- Mains Power, Water and Sewer
- LPG bottles for HWS and Heating
- NBN connected

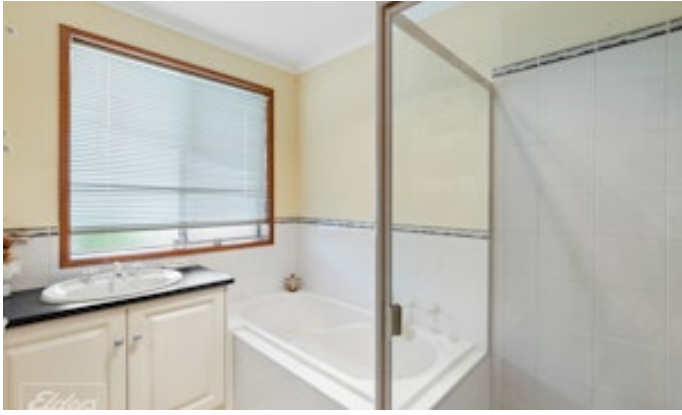
Travel times:

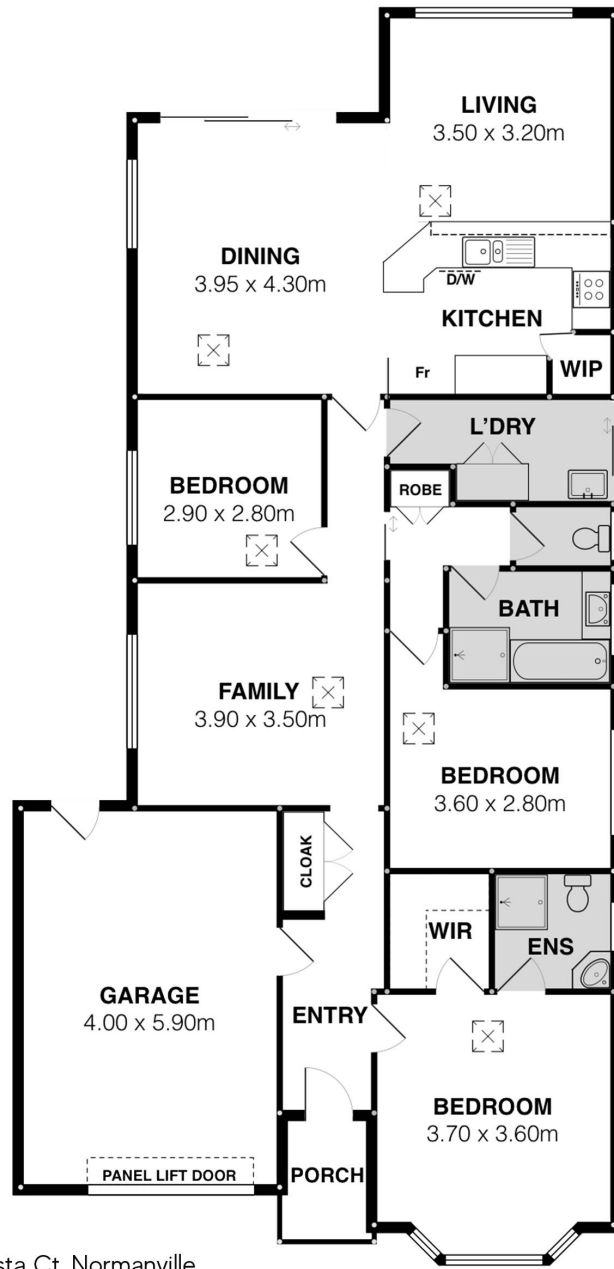
- Normanville Main Street: 3 minutes
- Normanville SLSC and beach: 5 minutes
- Victor Harbor: 30 minutes
- Adelaide: 1 hour and 15 minutes

- Land Area 560.00 square metres
- Building Area: 130.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage









3 Augusta Ct, Normanville

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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SOUTH COAST STUDIOS