



## 5/107 Main South Road, NORMANVILLE, SA 5204

### Luxury Retreat Meets Gold-Class Investment

Welcome to Villa 5, South Shores Normanville

Positioned in the sought-after South Shores estate, this contemporary double-storey villa delivers the perfect blend of coastal style, luxury comfort, and low-maintenance living. Cleverly designed to take advantage of its prized north-facing orientation, the home captures cooling sea breezes in summer and warm natural light in winter. Just an hour from Adelaide, yet a world away from the city.

Soaring raked ceilings, timber floors, and an open-plan design flow seamlessly from the modern kitchen and dining area to the sun-drenched balcony. Bi-fold doors create effortless indoor-outdoor living, where sweeping rural views - think cows, kangaroos, and Normanville's famous sunsets - set the scene for entertaining or unwinding in style.

The master suite offers a private balcony, walk-in robe, and ensuite, while downstairs two additional bedrooms share a bright central bathroom. A secure two-car garage doubles as a games room or second living space, while a rare fully fenced courtyard makes the property pet-friendly and ideal for families.

**TYPE:** For Sale

**INTERNET ID:** 300P183170

#### SALE DETAILS

**\$785,000 to \$820,000**

#### CONTACT DETAILS

**Normanville**  
91 Main Road  
Normanville, SA  
08 8598 6100

**Luke Hutt**  
0418 815 049

Set within a gated community with two swimming pools, playgrounds, lawns, bike tracks, a half-court basketball area, and a 300m boardwalk to the beach - all overseen by a full-time on-site manager - you'll enjoy security, convenience, and peace of mind.

This villa is more than a home; it's a three-way investment:

Reliable holiday rental income with easy on-site management.

Strong capital growth in a tightly held coastal location.

A lifestyle upgrade - from easy weekends away to a future retirement escape.

Finally, an investment that brings joy, peace of mind, and cash flow.

If you're ready to put lifestyle first, call Luke today.

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

- Land Area 561.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage

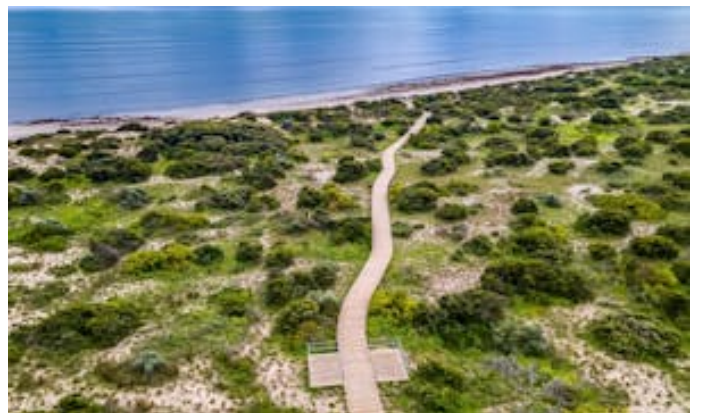


















Villa 5 South Shores, Normanville

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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