



105 Norman Drive, CLARE, SA 5453

A Lifestyle That's Anything but Ordinary – Clare Valley

If you're dreaming of space, beauty and tranquility without giving up comfort or connection, this exceptional lifestyle property delivers it all. Just five minutes from the heart of Clare, 105 Norman Drive offers privacy, versatility and timeless design in one of the Valley's most coveted settings.

Set on two elevated, tree-fringed acres, it's a home that invites you to live differently; where kangaroos visit at dawn, the air is crisp and clean, and the sunsets are nothing short of spectacular.

Tucked away in the prestigious Golfview Heights, no nearby neighbours or passing traffic, no fence to disrupt the view, and only the occasional kangaroo wandering past, the property offers a sense of seclusion that's increasingly hard to find. Yet it remains within easy reach of Clare's caf  s, cellar doors, shops, schools and golf course.

Designed by Vince Daly, and crafted by Mackenzie Homes, the residence uses natural materials to create a strong connection to its surroundings. Western Australian sandstone, red cedar and corrugated iron provide an elegant and grounded exterior, while inside, polished concrete floors with inlaid semi-precious stones, high ceilings and expansive windows create light, flow and visual calm throughout.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P185769

SALE DETAILS

**EOI GUIDE \$1,000,000
- \$1,100,000**

CONTACT DETAILS

**Elders Real Estate Clare
Valley / Burra**

230 Main North Road
Clare, SA
08 8842 9300

Julie Gabe
0438 836 508

At the centre of the home is a showpiece kitchen, featuring a Richmond Belling triple oven with gas cooktop, stone benchtops, soft-close drawers and a generous walk-in pantry. This space opens to the dining and living zones, with a Nectre wood heater, ducted evaporative cooling and direct access to a vine-covered patio that's perfect for relaxed entertaining year-round.

The flexible floorplan offers five bedrooms and two bathrooms across two distinct wings, making it ideal for families, professionals working from home or multi-generational living. The master suite is a true retreat with a private sitting room, freestanding two-person bath, and French doors opening onto a peaceful veranda shaded by climbing roses.

The guest wing includes three bedrooms, a full bathroom, kitchenette and loft retreat. It currently operates as a successful Airbnb and is ready to continue as an income-producing opportunity, private quarters for extended family or a long-term rental. The fifth bedroom, currently used as a home office, offers quiet seclusion and inspiring rural views.

A stylish laundry with Turkish-tiled splashback and built-in mudroom cabinetry, a three-bay carport, and ample parking for visitors, caravans or boats all add to the home's practical appeal.

Outside, Mediterranean-style terraces feature mature citrus and olive trees, while open areas invite further gardening, play or future additions. Town water, mains electricity and high-speed satellite internet ensure convenience and connectivity, making it possible to live and work here with ease.

You'll also find more than just scenery in the Clare Valley. There's a thriving community, excellent food and wine, quality schools, sporting clubs and a lively arts and events calendar. All of this makes 105 Norman Drive the complete package for anyone seeking beauty, privacy and potential in a truly unique setting.

What You'll Love

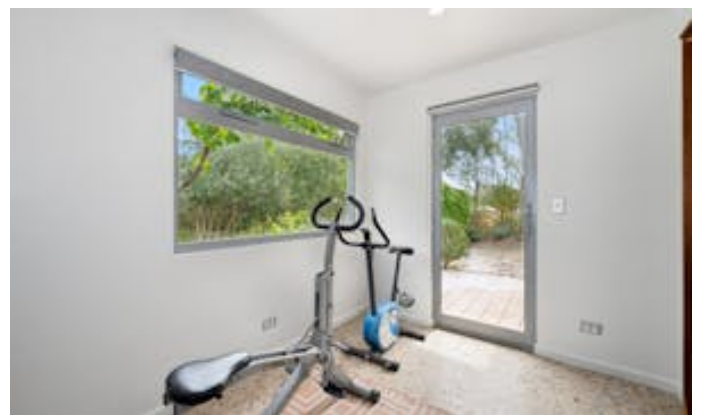
- Elevated two-acre setting with complete privacy and valley views
- Architect-designed home with natural materials and high-end finishes
- Chef's kitchen with triple oven, stone benchtops and walk-in pantry
- Five bedrooms and three bathrooms, with dual living options
- Luxurious master retreat with private sitting room and veranda
- Guest wing with kitchenette, loft and successful Airbnb history
- Mediterranean gardens with citrus and olive trees
- High-speed satellite internet, mains power and town water
- Flexible layout for families, remote work, multi-generational living or short-stay income
- Only five minutes to Clare's shops, caf  s, cellar doors and golf course

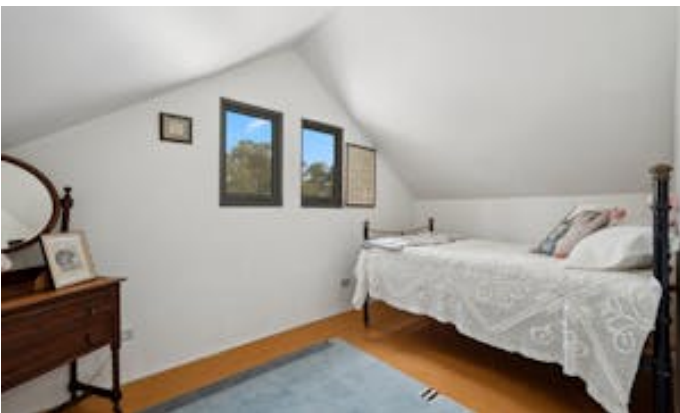
This is a place to truly live well, surrounded by nature yet close to everything. For further information or to arrange your private inspection, please contact Julie Gabe 0438 836 508.

Other features: Area Views, Bush Retreat, Close to Schools, Close to Shops

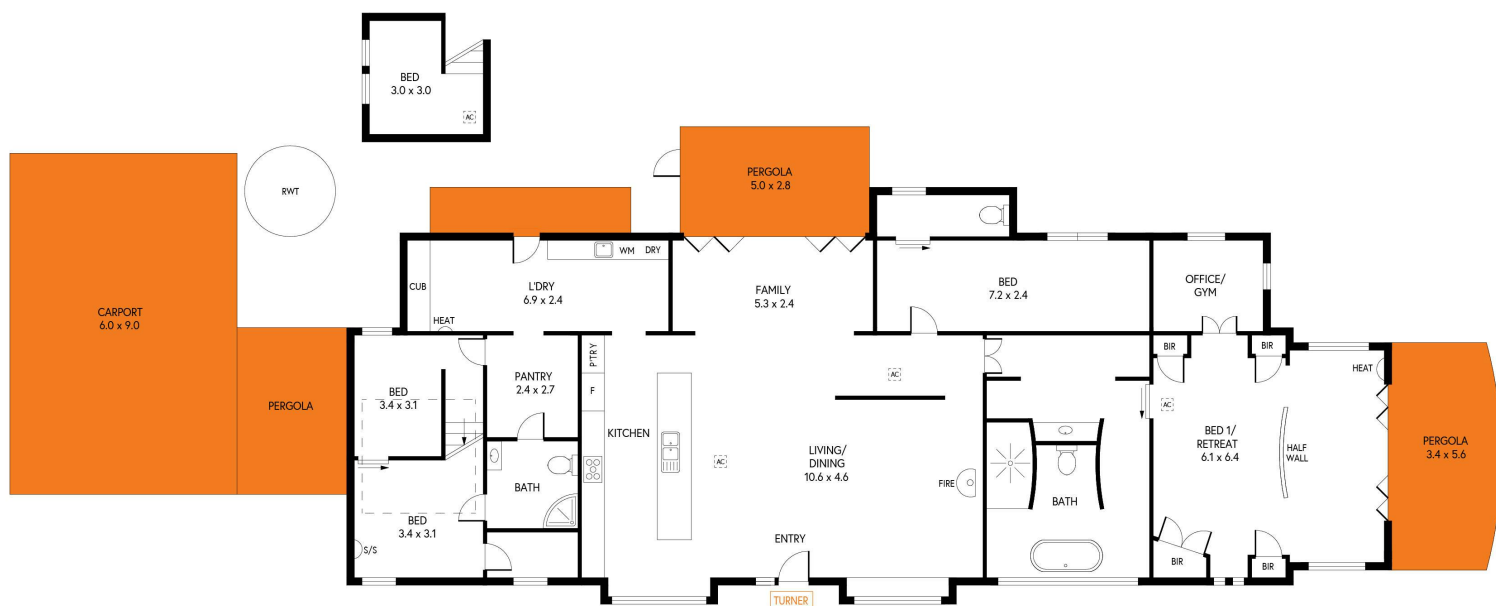
- Land Area 1.072 hectares
- Bedrooms: 5
- Bathrooms: 2
- 3 car carport











105 NORMAN DRIVE, STANLEY FLAT



INTERNAL - 233.0 SQM
EXTERNAL - 99.0 SQM
TOTAL - 332.0 SQM

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