



37/55 The Vines Drive, NORMANVILLE, SA 5204

Luxury living between the golf course and the vines.

Perfectly positioned within "The Vines" estate, this beautifully designed four-bedroom home captures the best of relaxed coastal living.

Modern architecture, easy-care design, and breathtaking views across the 5th hole of the Links Lady Bay Golf Course. It's the kind of place where, year-round, late afternoons are peaceful, the golfers trade places with the kangaroos, and you can unwind on the balcony with a glass of wine as the sun dips over the rolling hills.

Spread across two light-filled levels, the home has been thoughtfully designed to balance functionality with flair. Upstairs, the open-plan kitchen, dining, and living area is the heart of the home. Warm timber tones, designer lighting, and a stunning outlook set the mood. The kitchen features a quality Italian Lofra 900mm gas cooktop and 900mm electric oven, stone benchtops, and generous storage, all flowing seamlessly out to a covered balcony with uninterrupted golf course views.

Downstairs, the floor plan offers impressive versatility. A second kitchenette and bar area (complete with Thermaster underbench wine and beer fridges) creates an ideal entertaining space or the perfect setup to live entirely on the lower level if desired.

TYPE: For Sale

INTERNET ID: 300P188234

SALE DETAILS

\$850,000 to \$890,000

CONTACT DETAILS

Normanville

91 Main Road
Normanville, SA
08 8598 6100

Cassie Edwards
0400 856 900

The main suite includes a walk-in robe, an ensuite with a deep, luxurious bath, and private access to an alfresco area. This space is currently used as an artist's studio thanks to its abundance of natural light. Three of the four bedrooms feature ceiling fans, and all enjoy the home's peaceful modern palette and quality finishes.

Other highlights include ducted reverse-cycle air conditioning downstairs, a split system upstairs, a 4kW solar system, and a remotely controlled alarm for peace of mind. The fully fenced backyard is low-maintenance, allowing more time to enjoy the lifestyle this address promises, whether it's a morning walk to the beach, a round of golf, or a lazy afternoon taking in the view.

Set on a 357m² allotment, this contemporary home offers lock-up-and-leave ease in one of Normanville's most desirable enclaves.

Features include:

4 bedrooms, 2 bathrooms, 3 toilets

Master suite with WIR, ensuite & alfresco access

Upstairs kitchen/living with golf course views

Balcony with an electric blind.

Second kitchenette/bar downstairs

Ducted R/C air conditioning + split system upstairs

4kW solar system & remote alarm system

Single garage with remotely controlled roller door

Fully fenced, low-maintenance yard

Peaceful location within The Vines estate

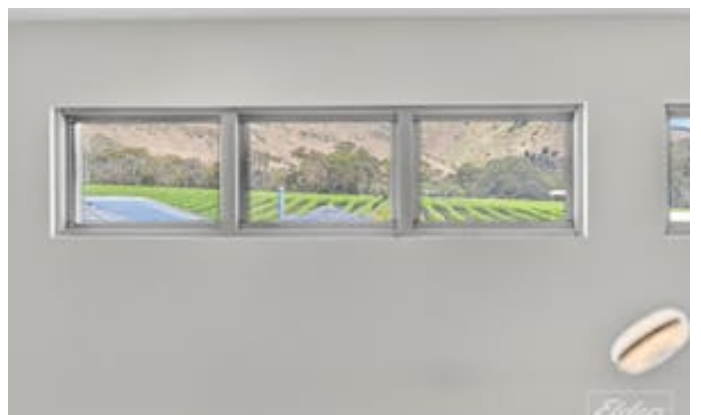
Call Cassie to arrange a private inspection of this stunning property.

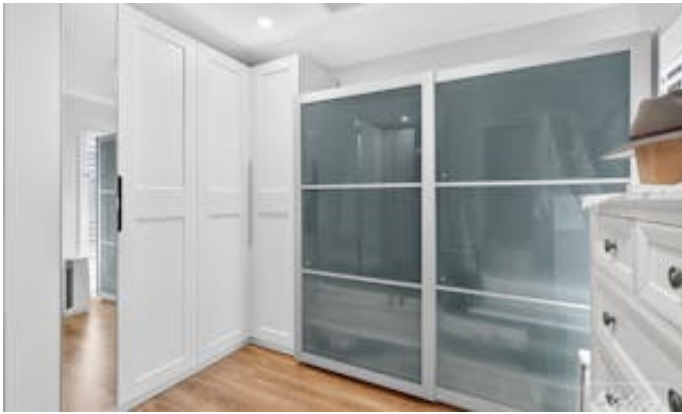
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

Other features: Kitchenette, Security System, Toilet Facilities

- Land Area 357.00 square metres
- Building Area: 226.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Ensuite











37/55 The Vines Dr, 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.



PRODUCED BY
SOUTH COAST STUDIOS