



15 Seaview Crescent, NORMANVILLE, SA 5204

Simply the Best Views In Normanville!

You have to experience this to truly understand it. No photo will ever do it justice. It's like having a giant, ever-changing piece of art that's always interesting and alive. From the windfarm at Delamere to the local shops of Normanville, from Hay Flat farmers raking their paddocks to the fishermen setting out from Wirrina, it's all there, waiting for you to enjoy. This constantly shifting landscape is nothing short of amazing, and if you don't believe it, come and see for yourself.

Aside from the awe-inspiring views, this house ticks so many other boxes too.

The generous entrance sets the tone for the entire home, big, bright and open. It leads to the large second living or family space, complete with its own kitchenette (really a full second kitchen). Morning sun filters softly through the vine-covered patio, bathing the room in dappled light. A sliding glass door invites you to step out into the beautiful back gardens.

The three generous, light-filled bedrooms all enjoy fabulous garden views, spacious layouts, and elegant finishes with quality window treatments. Two of the bedrooms even capture a sea view, beautiful in its own right though nothing compares to what awaits upstairs. The bathroom includes a full-sized bath and separate shower, plus a separate toilet. The laundry, again spacious and well laid out, opens directly to the

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TYPE: For Sale

INTERNET ID: 300P188536

SALE DETAILS

**\$1,120,000 to
\$1,200,000**

CONTACT DETAILS

Normanville

91 Main Road
Normanville, SA
08 8598 6100

Luke Hutt

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backyard.

Heading upstairs to where the magic truly begins, you arrive in the living room and adjoining kitchen. It doesn't take long for the outstanding views to take over your senses. The deep blue stretches to the horizon, the rolling hills of the peninsula unfold before you, and the rugged coastline of cliffs and beaches comes into view. Below, the township of Normanville is scattered like a painting, and it's not an exaggeration to say you'll feel like royalty looking out over your domain. Add one of our spectacular sunsets and a moonlit night, and you can't help but feel grateful to live in such a breathtaking part of the world.

When you can finally pull yourself away from the view, the kitchen itself is bright, modern, and spacious, with ample storage, a large pantry, crisp finishes, and stainless steel appliances. It's the perfect place to cook, even if you're constantly distracted by the scenery. Solid bamboo floors throughout the top level add warmth and durability. This entire space opens to both front and side balconies, perfect for entertaining or simply enjoying a quiet moment.

The master suite occupies the remainder of the upper floor, sharing those same stunning views as the living areas. It features a large ensuite that catches the morning sun, finished in modern, elegant tones. The layout is spacious yet minimal, with a generous walk-in robe that's fully fitted, and might even leave room for his clothes too!

The property itself spans over 1,700m² and gently rises from the road. A double carport with an automatic panel-lift door provides easy access, excellent privacy, and convenient entry to the backyard. A second driveway leads to a single-car shed on the opposite side, offering plenty of off-street parking for caravans, boats, or motorhomes.

Out the back, the magnificent garden has been lovingly established by the current owners, who have enjoyed a bountiful harvest of fresh produce from more than twenty fruit trees and productive veggie beds. Among the flowering shrubs and established plantings, this garden is a true credit to their care and passion, and a haven for a huge variety of birdlife.

This one will not last long on the market, so if you are interested, give me a call to organise an inspection before it's gone!

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, Close to Schools, Close to Shops, Exhaust, Heating, Kitchenette, Ocean Views

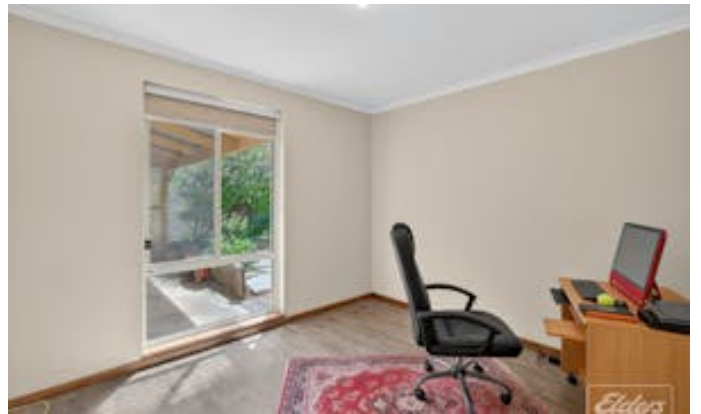
- Land Area 1,700.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5
- 3 car garage
- Ensuite
- Floorboards

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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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