



2/55 The Vines Drive, NORMANVILLE, SA 5204

Brand New Coastal Luxury Living

Brand New Coastal Living â## FHOG & Stamp Duty Relief Eligible

Set within a peaceful, low-maintenance golf course estate, this brand new, single-level residence delivers effortless contemporary living just moments from beautiful beaches, scenic nature walks and the simple pleasure of hearing the waves rolling in the distance.

Finished in a fresh, coastal-inspired palette, the home welcomes you with light-filled interiors, clean architectural lines and a relaxed sense of space. The open-plan living and dining area flows seamlessly to a covered outdoor entertaining zone, creating the perfect setting for morning coffees, long lunches and sunset drinks.

Large sliding doors invite in natural light and frame tranquil rural and vineyard views, while the private, easy-care yard ensures more time enjoying life and less time on maintenance - all with the soothing soundtrack of the coast nearby.

The bedrooms are calm and inviting, with the master suite offering a peaceful retreat, while modern fixtures and quality finishes throughout reflect the home's brand new

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: 300P191504

SALE DETAILS

\$795,000 to \$810,000

CONTACT DETAILS

Normanville
91 Main Road
Normanville, SA
08 8598 6100

Luke Hutt
0418 815 049

status - all backed by full builder's warranty for added peace of mind.

This is an outstanding opportunity for first home buyers, downsizers or investors alike, with the home eligible for the First Home Owner Grant and stamp duty relief (subject to eligibility).

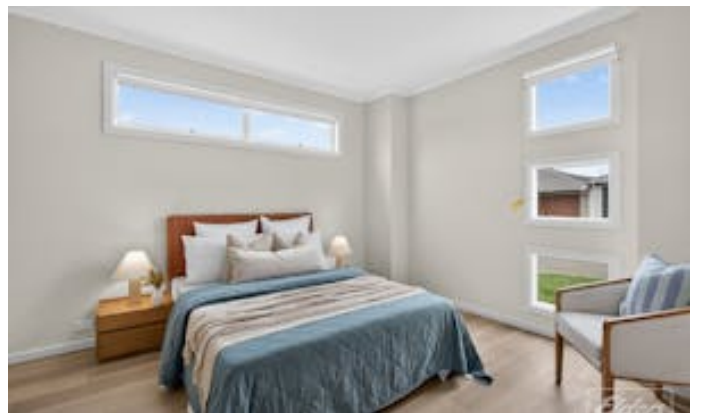
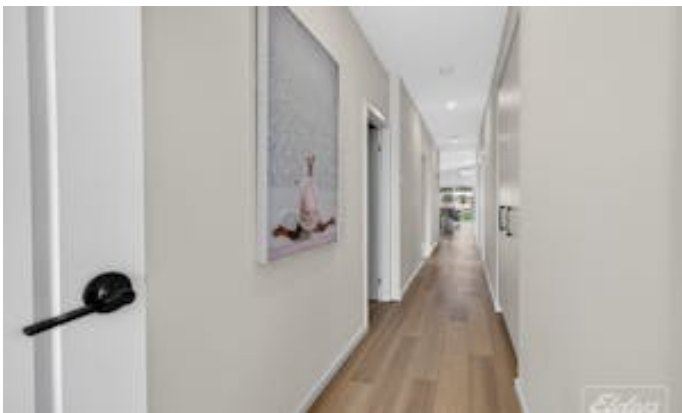
Features you'll love:

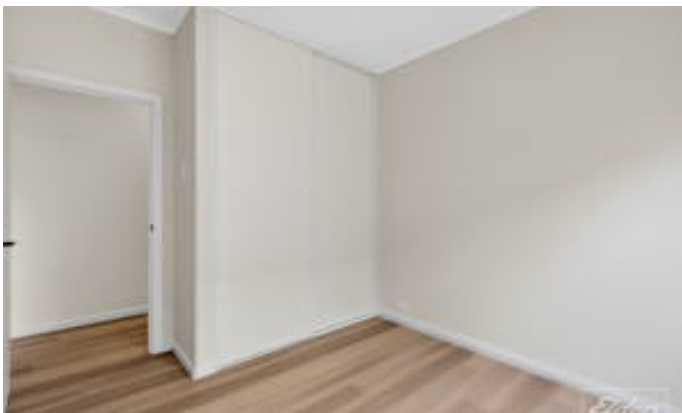
- Brand new construction â## never lived in
- Under full builder's warranty
- FHOG & stamp duty relief eligible (STCC)
- Contemporary single-level design
- Seamless indoorâ##outdoor living
- Covered alfresco entertaining
- Low-maintenance landscaped surrounds
- Peaceful golf course estate setting
- Moments to beaches, walking trails & nature
- The sound of the ocean in the distance

Other features: Area Views, Car Parking - Surface, Creative, Disabled Access, Golf Course Estate, Openable Windows

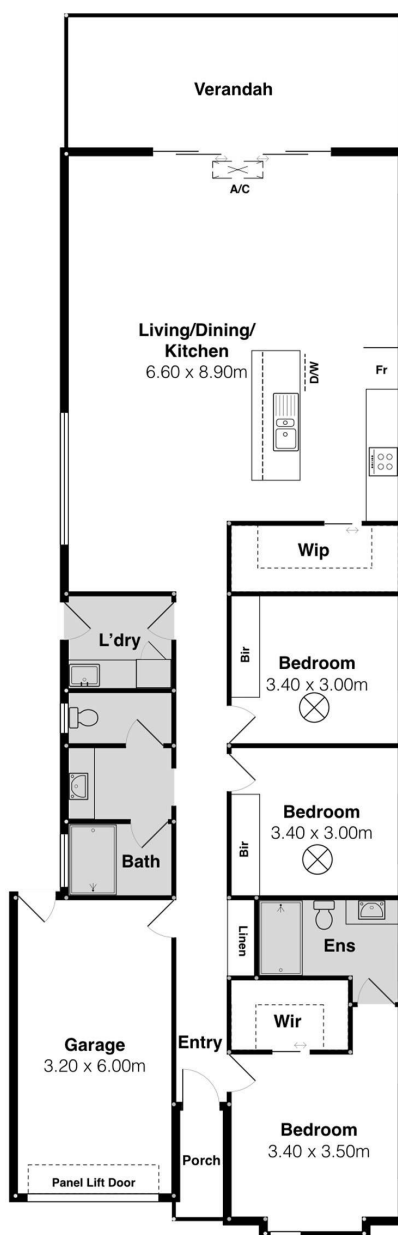
- Land Area 380.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Single carport
- Ensuite











2/55 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.



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