



## 10 Anna Court, NORMANVILLE, SA 5204

### Quiet Coastal Country Living

Positioned in a quiet and tightly held cul-de-sac, this quality 2016-built home captures breathtaking coastal glimpses, rolling hinterland views and unforgettable sunsets - delivering the perfect blend of modern comfort and sought-after South Coast lifestyle.

Set on a generous and easy-care 716 m<sup>2</sup> allotment, 10 Anna Court offers relaxed living with space to move, easy access, and a short walk to the shops and caf  s of Normanville - all while enjoying elevated outlooks across open farmland to distant forested ranges and the sparkling coastline beyond.

Inside, the well-designed split-level floorplan is filled with natural light and centred around an open-plan living, dining and kitchen hub - the true heart of the home. The modern island kitchen, complete with a huge walk-in pantry, provides excellent functionality for everyday living or entertaining guests after a day at the beach.

Accommodation comprises three well-proportioned bedrooms, including a comfortable master suite with walk-in robe. Both bathrooms are bright and light-filled with a neutral palette, ready for you to add your own style. Climate comfort is assured with reverse-cycle air conditioning, while the double garage with internal access adds everyday convenience and security.

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:** 300P193290

#### SALE DETAILS

**\$810,000 to \$840,000**

#### CONTACT DETAILS

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

**Luke Hutt**  
0418 815 049

Outdoors, the beautiful rear patio is paved in natural stone and drenched in winter sun. This north-facing courtyard is also well protected from prevailing winds. Established, low-maintenance grounds mean more time enjoying the coastal lifestyle and less time on upkeep - making this an ideal permanent residence, lock-up-and-leave holiday home, or smart investment opportunity.

With spectacular sunsets, sea glimpses and sweeping rural vistas all on offer, properties like this don't last.

Call Luke today before this one gets away.

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, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 716.00 square metres
- Building Area: 200.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double garage











10 Anna Ct, 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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