

## 12/55 The Vines Drive, NORMANVILLE, SA 5204

### Luxury Living, Coastal Ease

Step into a home that delivers space, style, and comfort in all the right ways. Thoughtfully designed with soaring ceilings, oversized doorways, and generous proportions throughout, this modern residence creates an immediate sense of luxury while remaining incredibly practical for everyday living.

The striking street presence combines warm timber accents with contemporary finishes, giving the home a polished coastal feel from the outset. Inside, the welcoming entry makes a lasting first impression, enhanced by feature ceilings, subtle mood lighting, and a clever layout that maintains privacy from the street while drawing you further into the home.

Offering five well-sized bedrooms, two bathrooms, and three toilets, this is a home that easily caters to families, guests, or those simply wanting extra room to spread out, all without the burden of a high-maintenance block.

Privately positioned at the front of the home, the master suite enjoys peaceful golf course glimpses and is complete with a spacious walk-in robe and a sleek ensuite featuring floor-to-ceiling tiling and modern finishes. Large windows allow natural light to pour in, creating a bright and calming retreat.

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:** 300P196162

#### SALE DETAILS

**\$800,000 to \$810,000**

#### CONTACT DETAILS

**Normanville**

91 Main Road  
Normanville, SA  
08 8598 6100

**Luke Hutt**

0418 815 049

The single garage, currently utilised as a gym space, includes convenient rear access along with an automatic timber-look panel lift door.

Further down the wide central hallway, additional bedrooms are cleverly spaced apart to provide privacy and functionality. Each room includes built-in robes, ducted air conditioning, and an abundance of natural light, while the main bathroom continues the home's sophisticated aesthetic with contemporary tones, oversized tiles, and a spacious design.

At the rear of the home, the open-plan living area truly comes to life. Designed to capture stunning coastal outlooks, this expansive kitchen, dining, and living zone feels connected, inviting, and effortlessly stylish. Large windows frame the rugged scenery beyond, while sliding doors open to a private courtyard perfect for entertaining or simply relaxing with minimal upkeep.

The kitchen is both elegant and functional, featuring stone benchtops, quality stainless steel appliances, ample storage, and a striking window splashback that fills the space with natural light. Pendant lighting and feature ceiling details elevate the overall feel, making this the true centrepiece of the home.

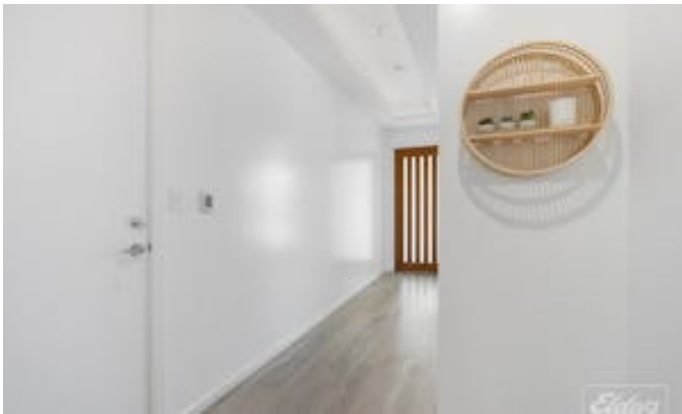
For those seeking a modern lifestyle with less maintenance and more time to enjoy the things that matter, this impressive property offers the perfect balance of comfort, quality, and coastal living.

Contact Luke today to arrange your inspection.

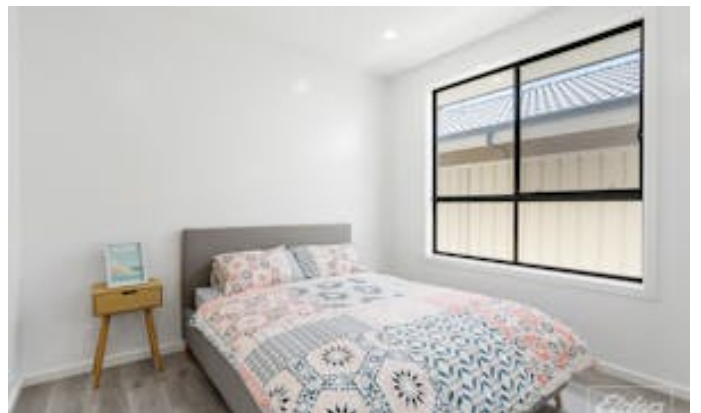
**Disclaimer:** We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

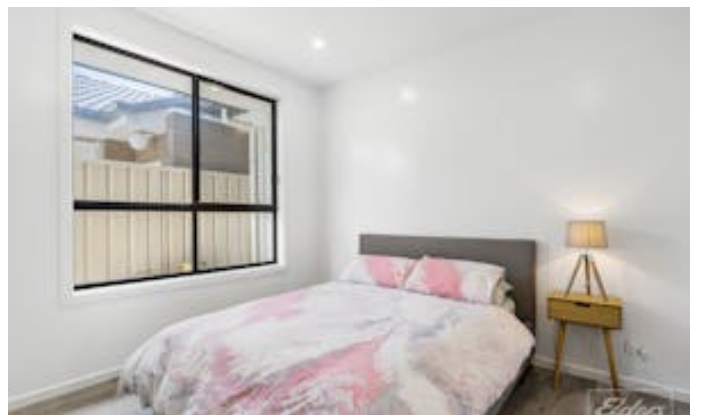
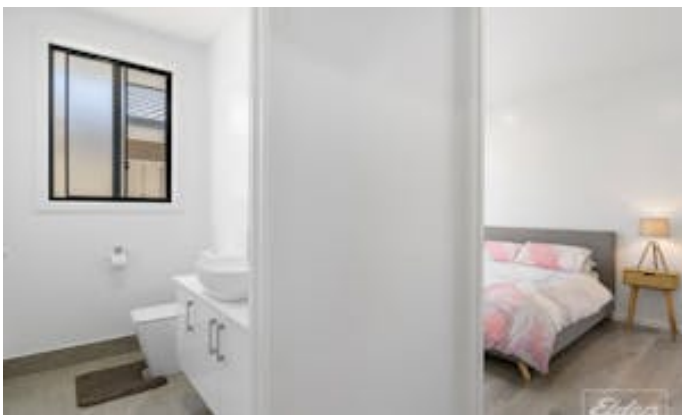
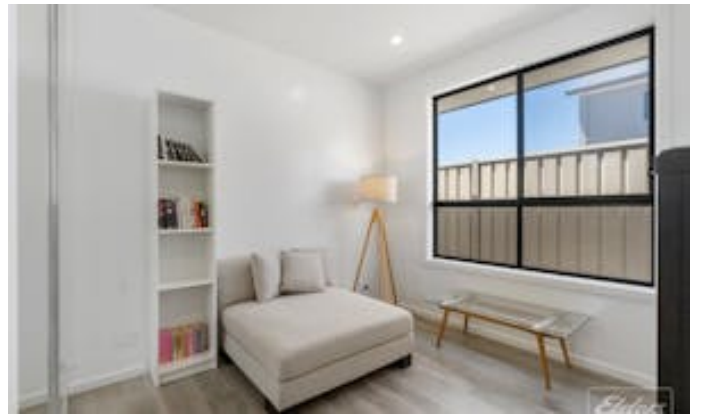
**Other features:** Area Views, Creative, Exhaust, Existing Fitout, Golf Course Estate, Prestige Homes, Security System

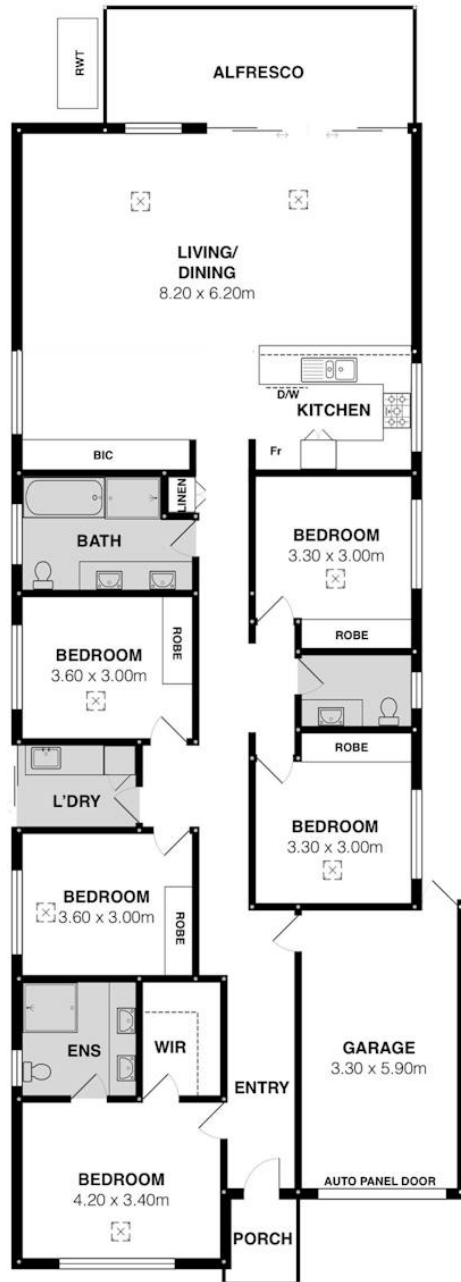
- Land Area 350.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Ensuite
- Floorboards











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.

