



## 22 Mountain Avenue, NORMANVILLE, SA 5204

### Space, Views and Versatility in the Heart of Normanville

From the moment you walk through the front door, this home has an easy, welcoming feel. Freshly painted throughout and filled with natural light, it offers generous proportions, flexible spaces and plenty of room for family, friends and all the hobbies that come with coastal living.

Designed for everyday comfort, the main living area is conveniently located at street level, bringing together the kitchen, dining, living space and all four bedrooms on the same floor. Whether you're preparing dinner while chatting with family, relaxing in the lounge or enjoying a quiet coffee on the balcony, everything you need is close at hand. The outlook across Normanville, towards Lady Bay and out to sea is simply an added bonus.

The kitchen sits at the heart of the home with plenty of bench space and storage, making it equally suited to busy family life or entertaining. The spacious main bedroom features a walk in robe and private ensuite, while the remaining bedrooms all include built-in robes and ceiling fans. A family bathroom with a spa bath and a separate third toilet downstairs provide extra convenience.

Head downstairs and you'll discover one of the home's real highlights. The huge garage

**TYPE:** For Sale

**INTERNET ID:** 300P198011

#### **SALE DETAILS**

**\$850,000 to \$899,000**

#### **CONTACT DETAILS**

**Normanville**

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and workshop offers incredible versatility, complete with its own bar and plenty of room for vehicles, tools, a home gym or weekend projects. Whether you need secure storage for the boat or caravan, a place to tinker or simply somewhere to entertain, this space is ready to adapt to your lifestyle. An internal lift provides easy access between both levels.

Built in 2002, the home offers approximately 275sqm of living and has been thoughtfully designed with both comfort and longevity in mind. It also benefits from a Termimesh termite barrier system, providing an added level of protection and peace of mind for years to come.

Outside, the 1,048sqm allotment has been thoughtfully established with terraced gardens, mature trees and fruit trees, creating a peaceful setting that's enjoyable without being overwhelming. Rainwater tanks, irrigation and solar add to the home's practical appeal.

Located just minutes from Normanville's shops, caf  s, golf course and beautiful beaches, this is a home that offers far more than first meets the eye. With generous living spaces, exceptional storage and a layout that works for every stage of life, it's a property you'll enjoy coming home to for years to come.

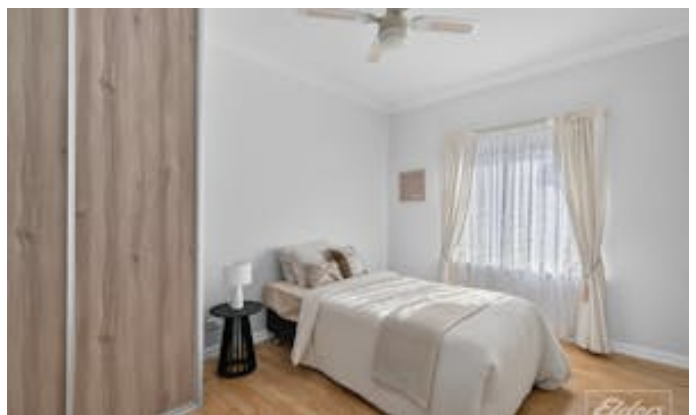
Whether you're upsizing, downsizing or searching for your forever home by the coast, this is a property that's best appreciated in person.

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: Lift Installed, Ocean Views, Openable Windows, Toilet Facilities, Water Views

- Land Area 1,048.00 square metre
- Building Area: 275.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- 3 car garage
- Single carport
- Ensuite











22 Mountain Ave, 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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