



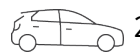
Looking for that impressive waterfront home - check this one out



4



3



2

## 97 Britannia Parade, Hindmarsh Island

\$999,000

Looking for that special home which has it all? Well, look no further. You can make this your everyday home or even just a holiday home – it's move-in ready complete with furnishings which are near new as this home has only ever had a handful of visitors.

This stunning near new 2 storey home is situated at the end of a cul de sac amongst some of the best homes on the island. Positioned on the bend with the most impressive full-length river views both ways sits this magnificent waterfront home complete with private jetty big enough to moor any impressive size boat.

Do you want luxury? This outstanding home has an indoor fully tiled inground heated swimming pool PLUS attached spa – all controlled by remote with some amazing lighting features. Or you can relax back in the timber sauna/steam room, and to make sure you do not miss out on those river views, there are large sliding glass doors and windows on all main walls looking out onto the river while you enjoy swimming all year round in your indoor heated pool.

Another wow feature is the large home theatre room that comes complete with reclining seats over two levels that can readily entertain when family & friends come to visit for the weekend. The best of the best surround system has been installed throughout this home along with a security alarm and CCTV cameras.

Property ID: L460599

Property Type: House

Garages: 2

**Kim Buchanan**

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Your new home offers 4 double bedrooms upstairs, 3 with mirrored built-in robes. Included in all rooms are the leather finish queen-size beds & club bedroom chairs. The main bedroom has a fully tiled ensuite bathroom & walk-in robe fitted out with shelving & sliding door access to the balcony with pull-down blinds. All 3 full-sized bathrooms are all fully tiled and all in fresh white & grey tones and the main bathroom also has a large corner spa bath for pampering yourself.

The spacious upstairs balcony is accessible from both the family room & the main bedroom and is overlooking the most amazing river views. It comes complete with quality blinds for year-round protection on those windy or rainy days. Upstairs, in the family room again comes complete with a slick black leather lounge suite and wall-mounted TV along with some occasional tables & chairs.

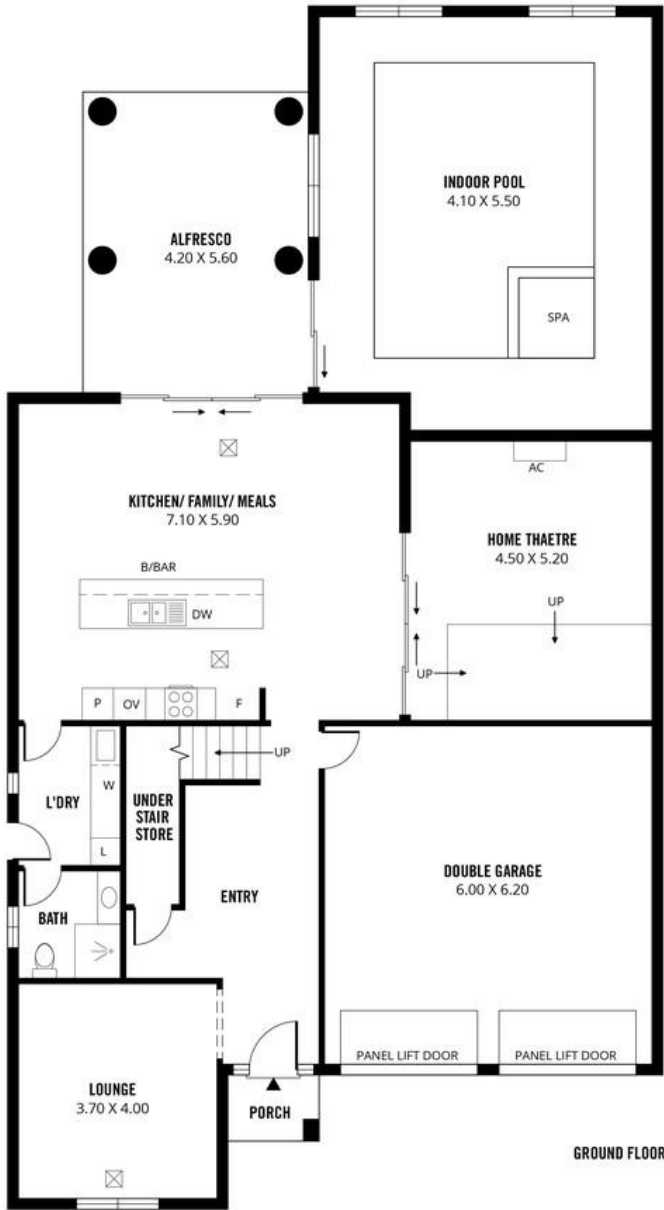
Downstairs there is a formal lounge room complete with quality furniture included in the sale – as are all the furnishings. A large 6-seater dining table & chairs in the dining/living room adjacent to the kitchen with another wall-mounted flat-screen TV. The kitchen comes complete with modern black fridge & stainless steel dishwasher, Helagon cooktop & electric under bench oven plus built-in microwave, loads of overhead cupboards and generous size benchtops.

The laundry is fitted out with cupboards & bench space. It is complete with the front load washing machine & dryer. Located off the laundry room is the 3rd bathroom – great for easy access after your swim or boat trip.

Ducted reverse heating & cooling with zoning controls as well as tinted windows for all-year-round comfort. This wonderful home has an alfresco entertaining area looking out onto the water and back yard with lawn, wide pathway with lights leading down to the jetty, making a stunning view looking out over the water at nighttime.

All in all, a very magnificent waterfront home set in a perfect location surrounded by beautiful lagoons. It is a pleasure to offer this home for sale, and to arrange a viewing, contact Kim Buchanan from Raine & Horne 0407 286 832

RLA 144653



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.

Produced by The Fotobase Group