

OC

27/45 St Andrews Boulevard,
Normanville



From the Owners - Insights & Extras

What first attracted you to this property?

Beautiful views over the golf course, Southern Fleurieu Ranges and of wildlife including Kangaroos.

The home backs straight onto the 9th fairway.

Light-filled home with high ceilings and large windows.

Close to many beaches including Normanville, Carrickalinga, and Second Valley.

Why are you moving or selling?

Moving to be closer to the kids school.

What do you believe are the major benefits of living in or owning this property?

Located in a quite cul-de-sac.

A short walk to the Links restaurant and golf club.

Communal heated swimming pool and lawned area, maintained to a high standard by the community lot.

Low maintenance property.

Where is the electricity box located?

On the side of the home.

Where is the hot water system located?

On the side of the home.

Is there air-conditioning or heating installed?

Ducted reverse cycle air conditioning to the entire home.

Split system in the garage.

What is the parking situation?

Double car garage.

Space for two cars on the driveway.

Four guest parking spaces within the community area.

Where are the roof access points?

Roof access point above the landing.

What inclusions are to remain with the property?

The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.