



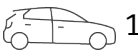
Coastal Lifestyle Living !!



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## E1/4 Madsen Street, Hindmarsh Island

Sold for \$100,000 (Mar 12, 2024)

Please read all of the information then scroll down to send me an email for more information

Live the rest of your life on permanent holiday and enjoy all of the local community events along the coast !!

This wonderful one-bedroom cabin is the perfect private community budget living opportunity. Generally managed by the highly popular Hindmarsh Island Caravan Park, the home has beautiful grounds, quiet neighbours, and all of the facilities the grounds have to offer including the swimming pool, barbeque area, small convenience supplies office, community garden, coded boom gate access security and a short walk to the water for a paddle, jet ski, fishing or sail boat session. This completely self-contained home offers a variety of living styles to enjoy.

A lot of thought has gone into the floor plan, and the quality of the fixtures, fittings and extensions is certainly evident. You'll enter this home into the carpeted, spacious, lounge/living room, with air conditioning and full-length window views over the greenery of the park grounds.

To the left is a modernised, bathroom/laundry setup, which then leads around into your private bedroom with ample closet space. To the right, off of the lounge room, is a fantastic kitchen that is spacious enough for those that enjoy creating culinary masterpieces and

Property ID: L22628138

Property Type: House

Carports: 1

**Brett Trimboli**

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entertaining. Enjoy the Westinghouse four-burner gas stove, modern rangehood, ample benching and storage, and all of that overlooks a welcoming dining space with views.

Outdoors, the paved carport can double as your outdoor entertaining area and you also have a handy tool shed/workshop/storage area tucked neatly to one side. The front yard is fenced for the safety of small dogs or children.

More features you'll love:

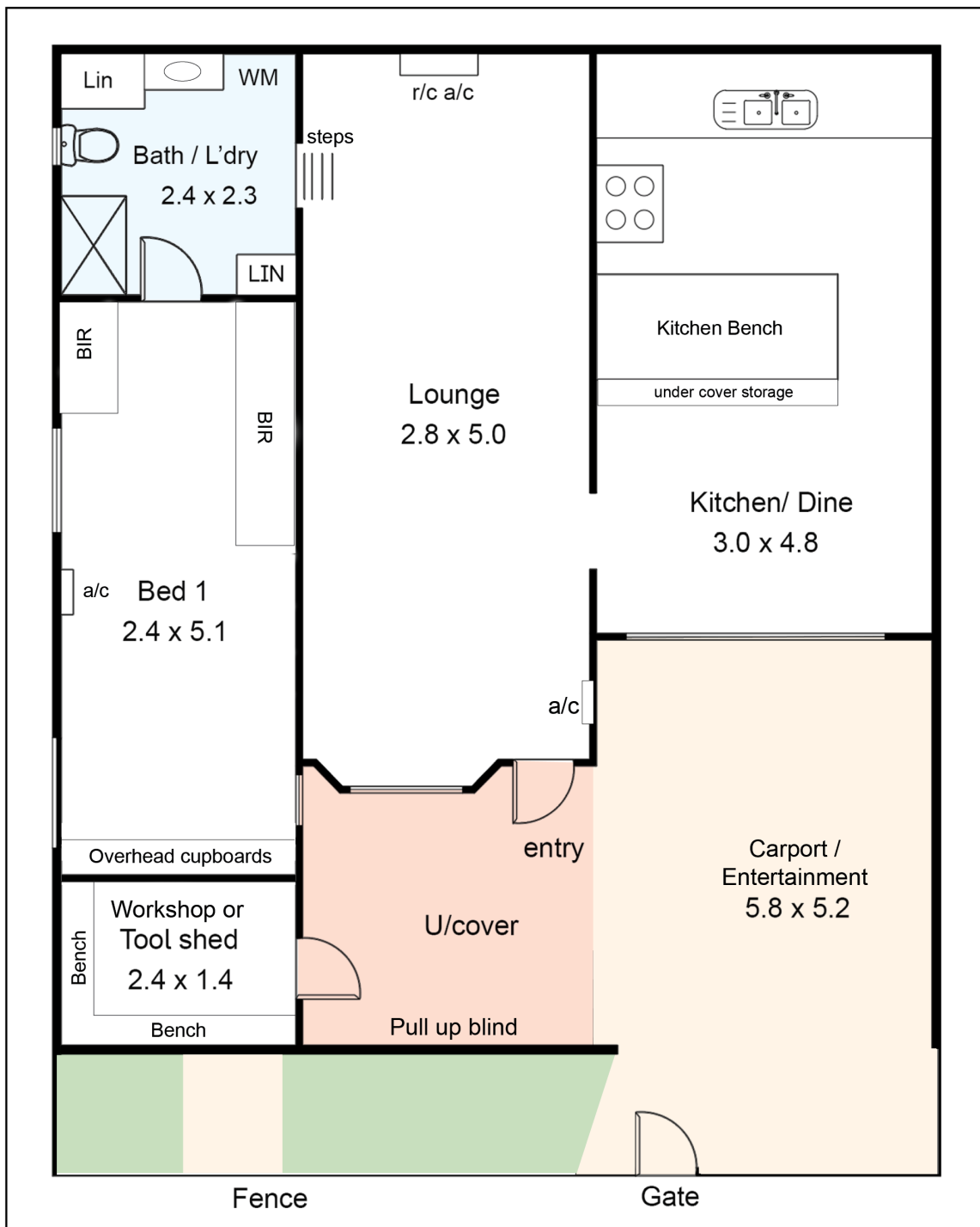
- Brand new Mitsubishi split system air conditioning
- Brand new eco friendly 170 litre hot water service
- Gas connector in lounge room for gas heater
- Updated heavy duty television aerial
- Particularly handy to your guests, or for you as a back up, is access to the community camp kitchen, laundry room, community garden, sheltered barbecue area, two bathroom blocks and swimming pool.
- The office also offers a kayak paddle hire service to explore the waters.

Whether you want a property like this as a holiday getaway ( Family members could portion out the investment and all enjoy it ) or for residential living for a single person or a couple, you'll absolutely love the lifestyle that living in a location like this can offer. Live the rest of your life on permanent holiday and enjoy all of the local community events on the river, in Goolwa to Victor Harbor, invite your family to visit and stay in the powered camp sites. Hindmarsh Island Caravan Park... your permanent access to the Riviera of the Fleurieu !!

Inspections are strictly by appointment, as there are some conditions to purchase a wonderful lifestyle property like this, so make contact today to learn more and to make your winning offer. Register your interest with Brett Trimboli to receive inspection details. Contact 0411 153 364 or [brett.trimboli@kp.rh.com.au](mailto:brett.trimboli@kp.rh.com.au)

**\*\*All purchases are subject to the approval of the Hindmarsh Island Caravan Park Management and policies whether as a family holiday home or a Primary Place of Residence. Our buyers must qualify to uphold the integrity of the park but it is really nothing too tricky. The building can be sold to a resident, where you pay a fortnightly fee for the use of the land (currently about \$25 per day) plus water and electricity, so all very normal as if you bought a strata title unit. Or, you may also choose to buy it as your holiday home, staying a maximum of 300 nights per year at a lower site rental, but you may nominate up to 10 family adults to also use the space. Renting out to general public is not allowed, and primary place of residence buyers must be 50+ and have a Police Clearance certificate no more than 3 months old at the time of applying to Park Management to purchase. All criteria for acceptance as a site holder is on [www.hicaravanpark.com.au](http://www.hicaravanpark.com.au) under 'Primary Place of Residence', or 'Holiday Site Packages' if not wanting to live on-site.**

NB: Kindly note that select images used within our promotional content have undergone virtual staging processes, showcasing possible arrangements and aesthetics within the property; however, the actual resident's décor differs from these depictions.



Siteplan/floorplan  
(estimate only)  
Total Area 80m<sup>2</sup>

This drawing is for illustration purposes only. All measurements are approximate only and information to be relied upon should be independently verified.