

Fleurieu For Sale

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July, 2013

A Smart Vision for the future

South Coast Realty... name says it all

Let's live by the coast with Ray White Aldinga

Lauraine Burrowes' new top listings



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Jim Connery
0404 333 426
jim.connery@raywhite.com
8557 6600

64 Dover Street, ALDINGA BEACH
AUCTION JULY 7, 3.30pm ON SITE!
Register your interest today

Fantastic opportunity to purchase in the popular Aldinga Beach Scrub location. This 2 bedroom Breeze Brick cottage is in need of some TLC or you may decide to knock it down and build. Situated opposite the scrub offering fabulous views across to the hills. The cottage sits on approximately 696 sqm of land.



FIRST HOME BUYERS GOVT GRANT \$23,500 AND ANYONE WHO BUILDS \$8,500. SECURE YOUR LAND TODAY.

LAND!

Aldinga Beach

3 Croser Ave. (SOLD approx) \$135,000-\$149,000

Aldinga Beach

16 McDonald Ave. (SOLD approx) \$145,000-\$150,000

Sellicks Beach

Lot 92 Wellington Ave. 828m² (approx) \$175,000-\$195,000

CALL JIM CONNERY 0404 333 426 FOR DETAILS - RAY WHITE ALDINGA 8557 6600

11 Seahaven Way, ALDINGA BEACH

Large family home located within walking distance to schools, shops, medical facilities & transport. This 5-y-o, 3 bedroom home features master bedroom with ensuite & WIR; other 2 good sized rooms have built-ins. Formal lounge area plus a separate family/dining area. The kitchen has a dishwasher & plenty of cupboard space. The home has ducted heating & cooling plus a split system air conditioner in the family room & has been freshly painted throughout. The large block has side access from the drive & provides plenty of space to build a huge shed (stc). Two paved courtyard areas at side & rear offering the perfect spot to add a pergola for outdoor entertaining. Great family home. **\$325,000**



7 Mitchell St, MASLIN BEACH

For permanent lifestyle or holiday luxury, this home is a surprise package. Split level living with three levels & 3 bedrooms. Designed for comfort & style you can sit on the balcony & enjoy a spectacular sunset, or just throw on thongs & walk to one of the nicest beaches in the country. There is a roomy back garden that would be perfect to store a boat or caravan or for kids to play & a double garage plus an office/workshop/studio downstairs. This home has plenty of natural light & use of timber features and will intrigue and delight. A definite must see. **\$395,000 - \$420,000**



1/55 Zephyr Terrace, PORT WILLUNGA

Fantastic investment property within walking distance of the Port Willunga Beach, Star of Greece Cafe, local Schools, Aldinga Shopping Centre & public transport. Featuring: 2 Bedrooms, lounge / dining with split system air conditioning, functional kitchen with ample cupboard space, paved undercover outdoor entertaining area, spacious rear yard with established fruit trees, under cover parking. This property is currently tenanted until September 2013@ \$240.00 per week. **\$225,000 - \$245,000**



14 Sedge Street, ALDINGA BEACH

Stylish home situated in the beautiful Sunday estate within walking distance of the beach, schools & public transport. Features 5 bedrooms (main with WIR, bed 2,3,4 with large BIRs), large ensuite with corner spa bath, contemporary kitchen with gas oven & dishwasher, open plan family/dining area, sep formal lounge, study area, family bathroom + 2nd sep W/C, large games room, quality fixtures & fittings throughout, ducted reverse cycle heating & cooling, auto lock-up double garage, double side gates providing access to the rear for the boat or caravan, large all weather entertaining area, 3 panel/400ltr solar hot water system with an instantaneous gas-boosted back up. Low maintenance gardens complete this great family home. **\$429,000 - \$459,000**



14 Weeroona Ave, PORT NOARLUNGA

Located in the very sought after Port Noarlunga South is this three bedroom, one bathroom home. Featuring a rear veranda and situated on a good size block this home is close to the beach, schools, shops and public transport.

Call today for more information or to arrange a time to view!





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A Smart Vision for the Future

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Welcome to Smart Home Vision Pty Ltd, an innovative company developed from a passion for eco sustainable living and organic architecture.

And selling or marketing a new home with those eco energy efficiency sustainable features including quality insulation, natural light, good cross ventilation, water-saving devices, solar energy, use of native landscaping around the home, or some of these characteristics for an existing home, is vital for vendors who have invested funds and have their own vision of their home.

Smart Home Vision Pty Ltd proudly delivers quality individual property services to its clients with innovative and cost-effective marketing solutions that highlight the unique features of their home or investment property.

The concept that a home is part of nature, and nature is part of the home, is not new. Famed American architect Frank Lloyd Wright built remarkable examples of that principal in Chicago, New York and Arizona in the 1930s. However, in modern times, building homes became a formula with emphasis on providing a home at an affordable cost catering for the basic needs of shelter and comfort. Energy efficiency or resource management or sustainability was not a high priority in that formula. Water was cheap and so too was energy, leaving everyone feeling plenty remained. With increasing population

and expectations for better living standards, the demands on our resources are greater, and this is not sustainable. Why is it not sustainable? Because the resources need to be shared between agriculture, mining, industries, a growing population, and let's not forget nature; we experienced the consequences to the Murray River a few years ago.

This increasing demand for energy and resources means cost of electricity and water is increasing, impacting greatly on home budgets. Therefore, a residential building design should include passive heating and cooling, and with the ability to generate electricity and store a minimum of 10,000 Lt of water plumbed to the house allowing tremendous savings on energy costs without compromising on comfort of living.

“Listening to my client's individual needs is what I do best”

Sylvie Clarke, the Director and licensed real estate agent of Smart Home Vision Pty Ltd, is originally from France, and travelled numerous countries in her youth. Having lived in Australia in the 70s as a child, she migrated back to Australia in 1983, and proudly calls Australia home. Sylvie has two sons, Anthony and Christopher, who live in Adelaide, and her parents, Jacques and Colette, now reside in Victor

Harbor. Sylvie purchased a home in Victor Harbor in July, 2011 after commuting from Strathalbyn for a year and working as finance manager for Regional Development Australia Adelaide Hills, Fleurieu and Kangaroo Island Inc (RDA).

Sylvie was an active member of the Cancer Council SA's magnificent Relay for Life program in the Adelaide Hills, and is currently treasurer for the Fleurieu Festival of Sports Incorporated, a newly-formed organisation planning to bring sports events like the Masters Games to the region in 2015.

Importantly, Sylvie believes in community involvement as a volunteer to benefit the community. Before starting her own business, she had worked for 15 years in finance and marketing in aged care, construction, services, the wine industry and real estate in the Barossa Valley, Adelaide, and now in the Fleurieu. Sylvie has a wealth of professional experience both in marketing and individual property services, and is certified to perform home sustainability assessment.

“Listening to my client's individual needs is what I do best,” Sylvie said. “Working in partnership with my clients to get the best result possible for the sale of their property is essential.”



Feature properties at “Beyond Today” EnviroDevelopment, Hayborough

When purchasing a home or land within an EnviroDevelopment you need to know that you will be living in a community with minimal impact on the environment, one that encourages safe, healthy and active lifestyles and results in lower household energy and water costs.



1 Manna Gum Avenue, HAYBOROUGH
\$620,000

Located at “Beyond Today” only 400m to the beach at Chiton Rocks, this 4 bedroom 2 bathroom two-storey home built in 2008 on a 513m² block is a smart design combining the latest building materials to create an environmentally sustainable home.

It has ceiling fans in all living areas along with high-rating level of insulation, dwelling orientation to a northerly aspect, energy efficient glazing, 1.25kW photovoltaic solar energy system, gas boosted solar hot water and rainwater tank holding 13,500 Lt plumbed to the house.

Master bedroom situated on the first floor has a spacious ensuite and walk-in robe and offers a beautiful retreat with two balconies featuring views over the hills and the ocean. Relax and enjoy lounging in the purpose-built sunroom overlooking the hills or choose the secluded and private paved courtyard connected to the two living areas ideal for entertainment and open living lifestyle. This beautiful home provides a comfortable environment as well as minimising cost of living. It is ready for you to enjoy – ideal holiday home and investment! Expressions of interest



1 Musk Duck Drive, HAYBOROUGH
\$549,000

Located in the exclusive “Beyond Today” Estate certified EnviroDevelopment, only 400m using walking trails to the beach and 5-10 minutes drive to cafes and restaurants in Port Elliot, the 3 bedroom 2 bathroom contemporary home is designed to maximise energy and water efficiency. Correctly orientated to ensure best access to winter sunlight in living rooms and capture summer sea breeze by good cross ventilation.

It offers open-plan living room with 3.7m ceilings, spacious master bedroom (parents' retreat) with ensuite and large walk-in-robe, built in robes to

bedroom 2 and 3, polished concrete floors, huge outdoor entertainment area, double-glazed windows and sliding doors, rainwater (10,000lt tank) plumbed to the house, 1.5kW solar panels to generate your own electricity, 315lt evacuated tube hot water system, fully low maintenance landscape overlooking park setting and double garage that offers plenty of room for two cars. Currently tenanted (long term tenancy) – great investment property!

Contact Agent for more details or to make an offer.



**244 Liverpool Road,
GOOLWA**
Great Location + Income Potential

Looking for a holiday home with income potential; this could be the ideal investment!

A beautifully presented 4 bedroom two bathroom home combines ample space for the family and potential guests. Only a short walk to the river or local cafes, restaurants and venues, and 10 minutes drive to Goolwa Beach and the surf.

It offers two living areas comprising of a spacious formal lounge, sunken lounge/rumpus room with French doors to access the large covered entertainment area that includes bar area and built in BBQ connected to gas; this is a perfect

All offers considered

space for parties or family gatherings.

The Baltic look country kitchen has plenty of bench space and is well appointed with modern appliances including dishwasher and gas cook top. The home has ducted reverse cycle air-conditioning and gas heating.

Dutch gable roof double carport including space to securely a pop-up caravan or medium size boat. Experience the region's friendly community, great golf facilities, its arts festivals including the Wooden Boat Festival and much more. Make sure to take action and make this home your next investment and family home. Private inspections welcomed.



**977 Goolwa Road,
CURRENCY CREEK**

Expression of Interest

"Blue Heaven Lodge" is all encompassing; a double sensation of Swiss Chalet architectural style, opulent baroque interior in an Australian rural setting. Secluded country retreat on 18.16 HA (45 acres) of land with large gum trees and uninterrupted views of coastal and rolling hills, only 20 minutes to Goolwa, the river and the beach.

It includes a main residence and potential for income with two freestanding luxury fully furnished one bedroom secluded

hilltop cottages, one with solar panels and both with spa baths, air-conditioning, water tanks, double carports including covered outdoor decks with magnificent views.

The home has solar panels and an instant hot water system. The property has a bore (1800 parts per litre), good fencing and approx. 30 feet deep dam improved with its own man made private beach. This is an amazing opportunity to own an exclusive property with so much to offer!



**40 Stone Hut Circuit,
ENCOUNTER BAY**
\$395,000 - \$420,000

Well presented home with magnificent views on the bay from the comfort of the spacious lounge. Built in 2007, it has energy efficient features including 16 panels 2.8kW solar system and solar hot water with 300Lt tank.

It offers open plan living, modern country kitchen with pantry, utilities storage area, electric hotplates, wall oven and dishwasher. Third bedroom / study has built-ins desk top. Main bathroom with large shower area, vanity and toilet. Master bedroom has WIR and ensuite. Neutral colours through-out, quality tiles and carpets with a touch of Japanese influence.

Double lined garage, low maintenance garden, fruit trees (Apricot, Gala Apples, Pear, Plum and Mandarin) and veggie garden. Private inspections welcomed. Great value and great investment.



**Lot 11, Manna Gum Avenue,
HAYBOROUGH**
Approved Home Design
Made Available
\$165,000

576 sqm allotment - great potential with approved 3 bedroom 2 bathroom contemporary energy efficient home design made available. Correctly orientated to ensure best access to winter sunlight in living rooms and capture summer sea breeze by good cross ventilation. Contact Agent for further details.

LAND FOR SALE

At 'BEYOND TODAY ENVIRODEVELOPMENT'

Hayborough, SA 5211

BE QUICK SELLING FAST!

Lot 56, Needlebush Drive

Lot 81, Sun Orchid Drive

Lot 57, Needlebush Drive

Lot 89, Peregrine Place

Please contact Agent for further details on 0411 191 005