



**46 Links View Drive**  
Omokoroa

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## 46 Links View Drive

Omokoroa

🏠 4 🚗 3 🚗 2 🏠 200m<sup>2</sup> 📏 914m<sup>2</sup>



### *Elegant Living with Panoramic Golf Course Views*

This exceptional, fully renovated home offers an unparalleled lifestyle, perfectly situated to take in the stunning views of the adjacent golf course and water beyond. The current owners have poured their hearts into the renovations, the result is a home that effortlessly blends modern style with timeless elegance.

Upon entering the home, you'll immediately be struck by the sense of space and natural light throughout. The open-plan living area, featuring stunning vaulted ceilings, creates an airy atmosphere that makes it feel even more expansive. Large sliding doors open up the entire corner of the living area, inviting you to step out onto a spacious, covered deck and take in the view.

The main living level features three generously sized bedrooms. The master suite provides the perfect retreat, with ensuite and generous wardrobe. The other rooms are complemented by a family bathroom, separate toilet and shower room. The double garage with laundry facilities also features on this level.

For those who appreciate a little extra indulgence, the lower level offers a private sauna and a fully consented, self-contained one-bedroom unit. Accessed by a private external staircase, the unit offers complete independence while still being part of the main house. Currently operating as a highly successful Airbnb, this unit provides a fantastic opportunity for additional income. However, it could easily transform into the perfect retreat for grandparents, a private getaway for guests, or even a teenager's hideaway.

The exterior of the home is equally as impressive, with a striking combination of linear board, Himalayan schist stone and concrete block creating an attractive, low-maintenance façade.

With plenty of off-street parking for your camper/ boat.

Perhaps one of the most special features of this home is its private access to the golf course. If you're an avid golfer, this is a rare and highly sought-after feature.



# Property Information

## legal

**legal description:** Lot 3 DP 25370 as comprised in Certificate of Title SA24B/567

**council rates:** \$4,764.17 as at Jan 2025

**regional rates:** \$ 451.31 as at Jan 2025

**rateable value:** \$1,200,000 as at 1 Sept 2022

**floor area:** 200m<sup>2</sup>

**land area:** 914m<sup>2</sup>

## property

**bedrooms:** 4

**bathrooms:** 3

**lounges:** 2

**heating/cooling:** Heat pump

**hot water:** Electric upstairs, Gas downstairs

**fencing:** Partially fenced

**land contour:** Level, sloping

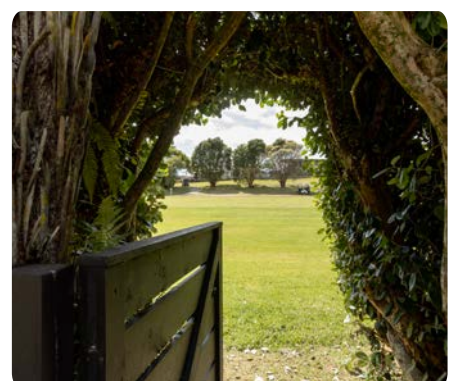
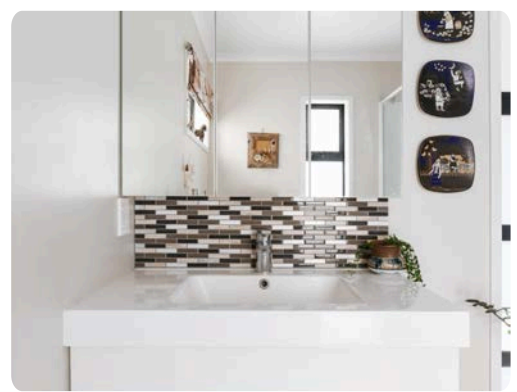
**glazing:** Aluminium, double glazed

**water and sewage:** Mains

## chattels

- Cooktop
- Oven
- Blinds
- Curtains
- Light fittings
- Dishwasher
- Extractor fan
- Garage door opener
- Heated towel rails
- rangehood
- TV aerial
- Smoke alarms
- Sauna







# Notes











# Your TEAM



## Address

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