



69 Marine Parade, Port Vincent

## An iconic waterfront residence of striking design

Experience the ultimate in sophistication and serenity with this exceptional 2018-built, two-storey waterfront residence. Set on arguably Port Vincent's finest landholding of 1,145 sqm with 18m of frontage and rear access from Kemp Street, the home captures uninterrupted panoramic water views, offering a rare and exclusive vantage point few will ever experience. From sunrise reflections on the gulf to golden evening light dancing across the water, it's a view that never loses its magic.

Designed for those who value effortless living and the privilege of a true entertainer's residence, it offers expansive interiors, superb proportions and seamless indoor-outdoor flow - with both levels opening beautifully to the water at the front while the rear of the home reveals a sun-drenched pool and entertainer's haven.

Thoughtfully designed, the property can effectively function as two homes in one - each level offering open plan living and dining spaces, an entertainer's kitchen, bedrooms, and bathrooms. Perfect for those wishing to live in the property while hosting friends or extended family, or even offering an excellent opportunity for a high-end holiday rental. One of the standout features of this home is the striking 6-metre-high

6  3  2 

### FOR SALE

Sold by Janine Bergin LJH  
Kensington|Unley

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

travertine wall with floating timber stairs, showcased across both levels from the main living areas.

Here's a quick glimpse of just some of the many impressive features this home offers. As there are simply too many to list here, please contact us for a full property fact sheet detailing all the outstanding inclusions:

- Two expansive living areas, each framed by floor-to-ceiling windows and tri-fold sliding doors, bring in abundant light and connect seamlessly to the outdoors. Both levels feature designer kitchens - the downstairs kitchen impresses with a 5.1m stone island bench - equipped with Smeg and Miele integrated appliances, a walk-in pantry, and a convenient dumbwaiter, perfect for the avid home chef.
- The residence offers 6 bedrooms, including 2 main bedrooms with dressing rooms, while the rear workshop provides the potential for an additional 2 bedrooms. Two ensuites, a main bathroom, and a powder room, all finished with floor-to-ceiling tiles, ensure comfort and style throughout.
- Entertaining is effortless with a paved outdoor area under the main roof, complete with an outdoor kitchen overlooking the 6m heated magnesium pool. An outdoor shower with hot and cold water is perfectly positioned to rinse off after a day at the beach. Upstairs, a wrap-around balcony provides a second outdoor space - ideal for entertaining or simply enjoying a sunrise coffee.
- Practicality is seamlessly integrated with a home office featuring built-in cabinetry, double side-by-side garaging with auto roller doors, and a rear roller door offering 3m clearance for boat or caravan storage. The large rear workshop includes exceptional storage, plus two fully lined offices with ceiling fans, timber laminate flooring, and TV points. An established orchard with a soakage pit adds charm and functionality.
- Additional highlights include industrial ducted reverse cycle air conditioning, ceiling fans in every bedroom, electric log fireplaces in both living areas, battery-operated blinds, 70,000L of rainwater storage, an Envirocycle septic system, and a 15kW solar power system.

Whether you're drawn to boating, fishing, or simply unwinding by the water, this home offers an unparalleled coastal lifestyle. Rarely do opportunities like this arise - a true masterpiece that blends elegance, privacy, and versatility. Perfectly positioned for a relaxed sea-change or an ideal holiday retreat for a large family, it can function as two homes in one should you wish, offering flexibility for every need. Just moments from Port Vincent's boat ramp and main street, you'll have easy access to the IGA supermarket, chemist, newsagency, Ventnor Hotel, and Vincent the Providore. From hot donuts at the kiosk to morning beach walks and marina views, this is a lifestyle many dream of - and few ever find.

To fully appreciate everything this home offers, please contact us for a full property fact sheet detailing all the outstanding inclusions.

CT: Volume 5930 Folio 184

Council: Yorke Peninsula

Council Rates: \$4,589.20 per annum (approx.)

Water Supply Rates: \$82.30 per quarter

Land Size: 1,145 square metres (approx.)

Year Built: 2018 (approx.)

To make an offer, copy and paste the Offer Form link into your

browser:

<https://prop.ps//toJ6rnDhj0pG>

## MORE DETAILS

Property ID	61GYFDJ
Property Type	House
House Size	633 m2
Land Area	1145 m2
Including	Ensuite Pool Dishwasher Outdoor Entertaining Built-in-Robes

**Janine Bergin 0417 893 453**

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**Denise Yan 0416 150 601**

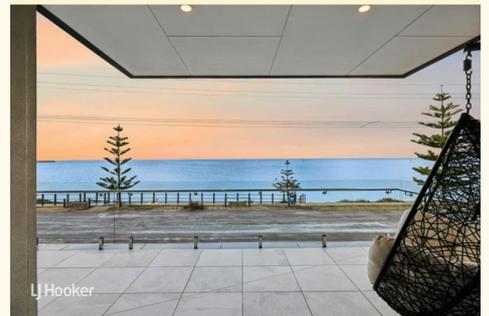
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- 633m<sup>2</sup>** TOTAL
- 354m<sup>2</sup> Living
- 29m<sup>2</sup> Pool Shed/Store
- 151m<sup>2</sup> Double Garage
- 64m<sup>2</sup> Porch/Balcony
- 35m<sup>2</sup> Outdoor Dining



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.

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