

103 Frogmore Road, Kidman Park, SA, 5025



House For Sale

Wednesday, 13 November 2024

103 Frogmore Road, Kidman Park, SA, 5025

Bedrooms: 5

Bathrooms: 4

Parkings: 7

Type: House

Modern Day Extravagance: Unrivalled Luxury Living Right Along Linear Park

PLEASE CONTACT AGENT TO ARRANGE A PRIVATE VIEWING

A jaw-dropping architectural showpiece of light-spilling luxury and gleaming high-end feature sweeping across three breathtaking levels, 103 Frogmore Road is quite simply a modern mansion hidden in plain sight. With coveted positioning right along the River Torrens' waterfront trails, discover a flawless suburban oasis of unrivalled family living.

Purpose-built to let you experience a level of everyday lifestyle of unimaginable finesse - from the marble-wrapped and expansive chef's kitchen gleaming with premium appliances and huge butler's, full bar with server into the opulent in-door swimming pool brightened by Velux sky windows, private hot tub, and massive outdoor entertaining area helmed with more high-spec appliances, including in-built BBQ and custom woodfire pizza oven - the invitation to wine and dine family, host friends for never-ending summer season fun, to every milestone birthday and Christmas holiday has this exclusive address instantly becoming the destination for it all.

A tiptoe upstairs - or ride in the lift - sees you to a sprawling top floor, where a faultless 5-bedroom footprint with two supremely spacious master suites, sparkling family bathroom, and full wet bar headlines another stunning living zone. With wide glass sliders revealing a picture-perfect balcony and effortless alfresco embracing fresh air and tree-top views, this incredible second floor feels more like a whisper-quiet country escape than it does the sunny heart of Adelaide's thriving west.

Adding to this already impeccably designed property is a discreet basement level capturing an exclusive home theatre with bar, separate living, and private office letting you escape from the rigours of upstairs, and where security cameras let you see who's knocking so you can enjoy the ultimate experience of the latest blockbuster movie or Friday night football game without interruption.

With a long-list of premium features and meticulous inclusions, this elite Kidman Park paradise is the opportunity of a lifetime to step straight into one of Adelaide's most luxurious modern homes.

FEATURES WE LOVE

- Lofty ground floor entertaining with spacious marble-topped kitchen, sprawling island and breakfast bar, premium appliances, as well as spacious butler's pantry fitted with dual ovens and gas cook top, dishwasher and abundance of cabinetry
- Cosy gas fireplace to the living, as well as bar with server
- Stunning indoor swimming pool, concrete base and fully tiled, gas and solar heated for year-round usability, and Velux sky windows
- Separate hot tub room with kitchenette, WC and TV provision
- Incredible outdoor entertaining area with long running bench tops, stainless appliances including gas cooker, dishwasher, as well as plumbed BBQ and pizza oven
- Two separate sunny yards with lush kid and pet-friendly lawns
- Sweeping second level, full bar and effortless alfresco flow to an expansive balcony with tree-lined views
- 2 matching master bedrooms, both featuring retractable ceiling fans, huge WIRs and luxe dual-vanity ensuites
- 3 additional bright and airy bedrooms, all with retractable fans, two with WIRs and one with direct balcony access
- Gleaming family bathroom featuring separate shower and sumptuous bath
- Exclusive basement level with spacious home theatre, bar and WC, as well as separate living and home office, security monitor to upstairs, elevator access and drop-down ladder for emergency exit
- 2 powerful ducted AC units and cosy gas heating, 10kw solar system, ducted vacuum system, in-built speaker and music system, and premium tint to all west-facing windows
- Oversized garage with room for three cars plus additional drive through space for an additional two cars, with great storage and commanding curb-side presence

LOCATION

- Unrivalled access to the Linear Park inviting morning walks and weekend rides
- A short stroll to Kidman Park Primary, moments further to Findon High, and close to a raft of popular parks and playgrounds
- A quick zip to both Findon and Fulham Gardens Shopping Centre for all your everyday essentials
- 7-minute bee-line to Henley Beach for an incredible summer lifestyle
- Under 15-minutes and only 7km from Adelaide CBD by way of car, bus or bike

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | CHARLES STURT

Zone | GN - General Neighbourhood

Land | 832sqm(Approx.)

House | 658sqm(Approx.)

Built | 2013

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa