

107A Seaview Road, Tennyson, SA, 5022

HARRIS

House For Sale

Thursday, 28 November 2024

107A Seaview Road, Tennyson, SA, 5022

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Hayley Staltari

Turn your big dreams into a beachfront reality on Adelaide's premier coastal address

Expressions of Interest closing Friday 20th of December (unless sold prior)

Serving absolute beach frontage beyond what is arguably Adelaide's preeminent coastal local, this is your chance to re-sculpt a two-storey home into a work of art that does its enviable position - and life-changing outlook - the justice it deserves.

Throw the address into a Google search and you'll see what it once was; a 1999-built home with a central courtyard, 450m of internal roaming room and ocean views the rest of us can only dream of.

Stripped back to its pre-formed concrete bones, what you have today is a 'blank canvas' with infinite possibilities on one of the few beachfront parcels in SA that sits at ocean level and doesn't have a single road or sand dune sitting in its way.

The only thing between you and the water? A palm tree that is so perfectly framed by the upper level-level terrace that it instantly transports you to a summer holiday in an exotic destination - rather than just a cool 25 minutes from Adelaide's CBD.

If you can picture the setting sun dancing off the water, you're halfway there to imagining two fully-competed, high-spec designs drafted by Thorne Constructions. The renders help too (available on request).

Option one encloses that internal courtyard, places the main living zone - and partnering alfresco pavilion - on the lower floor, includes a lift, and reserves the upper level for the main bedroom so you can wake up on a high every day.

Option two retains the open-air internal courtyard and flips the script on the layout so you can do your 'living' on the upper floor and step straight out of bed and onto the sand in just a few steps from the bedroom below.

Whether you take the existing plans and run with them or start the process again is up to you. What you can't change is just how good you'll have it. No, you aren't dreaming.

- A rare chance to claim a beachfront address on one of the most tightly-held, prestigious streets in all of South Australia
- Direct beach access
- Existing precast concrete construction ensures massive savings compared to a new build
- The option to use existing architectural plans, saving additional time and expense
- Expansive two-level footprint ensures a home of considerable scale and versatility
- Double garage with remote Panelift entry
- Power/water/services already connected
- Ideally placed on a one-way road, amongst other prestigious homes
- A stroll from Grange jetty and a not much further from Henley Square
- Moments from Grange Recreation Reserve and a range of Golf courses
- Close to Westfield West Lakes
- And much more.

Specifications:

CT / 5497/140

Council / Charles Sturt

Zoning / WN

Built / 1999

Land / 374m² (approx)

Frontage / 9.15m

Council Rates / \$6609pa

Emergency Services Levy / \$513pa

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Grange P.S, West Lakes Shore School, Fulham Gardens P.S, Westport P.S, Seaton Park P.S, Seaton H.S

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