

**165B Esplanade, Aldinga Beach, SA 5173**



**Sold House**

Tuesday, 7 January 2025

165B Esplanade, Aldinga Beach, SA 5173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

Welcome to Salt on Fleurieu: A New Calibre of Luxury Beachfront Living in Aldinga Beach Make your next memories in unrivalled style on Aldinga Beach's pristine coastline with equally immaculate architectural family accommodation to occupy or invest in on the Esplanade. 165 Esplanade Best Offers By Closing Wednesday, 20th November 2024 at 12:00pm (USP) 165B Esplanade Best Offers By Closing Monday, 18th November 2024 at 12:00pm (USP) Designed and completed in 2024 by the revered Semble Property, one property sold and only two remaining - 165 and 165B Esplanade are complete and ready to offer seafront living of a calibre that raises the bar for the mid coast. Boasting four bedrooms, two bathrooms plus powder room, two internal living spaces and multiple external, including a beautiful balcony and a 360 degree rooftop terrace, the precedent is set for a luxurious coastal existence for your household, guests or tenants. Maximising its unique coastal position on a coveted diagonal that places the ocean and beach access just metres from your door, these two true seafront properties on Torrens titles are as spectacular to behold as they are cleverly executed. From the street, Byron limestone blades drive a commanding street presence, working in symbiosis with the gentle curves of the balcony and the hint of rooftop terraces to mould a picture of elevated coastal elegance that doesn't just suit, but enhances its coastal surrounds. Designed to deliver views from even the front door, the ground floor main bedrooms enjoys that ocean aspect, high quality thick weave carpet with underlay, Robert Gordon wall sconces, large windows, and floor-to-ceiling louvres for evening air flow. Enjoy a custom walk-in robe and an inspired fully-tiled ensuite with a fluted basin, timber batton detail to vanity, more designer wall sconces, and a very spacious shower with niche. Lining the hall are two more carpeted bedrooms, double in scale and each fitted with mirrored built-in robes. Guests or kids are officially spoiled with the main bathroom, reflecting the ensuite in style, but adding the luxury of a bathtub and double vanities. In a master stroke for families, the ground floor TV room offers a peaceful sanctuary away from the busyness of open plan living for kids to settle into a movie night after a long day on the beach, while private landscaped backyards tick the boxes for family and pet-friendly living alike. Yet it's the first floor and rooftop terrace above that will really evolve your lifestyle in Aldinga Beach. Designer kitchens expand around vast stone benches over feature timber battons, with feature pendants illuminating your entertaining, while 900mm SMEG appliances, 2Pac cabinetry, and champagne-hued Meir kitchen tapware seal the deal for aesthetic functionality. A large fourth bedroom with built-in robes and adjacent powder room is tucked behind the scenes, further enhancing your floorplan flexibility, while wide dining and living spaces, are both sunny and coastal-inspired, with walls of glass and carefully placed windows framing the big blue beyond. Push back commercial grade stacking doors to the tiled balcony, revealing the extent of your entertaining potential. Feature battons ensure uninterrupted views north, creating a gorgeous all-weather undercover dining area, while for pinnacle entertaining, only the rooftop terrace will do. Tiled to perfection, punctuated with feature lighting and offering 360 degree views, this is where you'll be pinching yourself that it's all yours. Made for morning coffees, summer dinners and sunset aperitifs, take in the landscape in every direction, from the majestic Sellicks Hill range and back over the land and out to sea over the Gulf St Vincent: pure bliss. Beautifully designed and thoughtfully executed, here's your opportunity to secure a stellar custom coastal palais in a prime position perfect for the family or entertainer on the increasingly exciting mid-coast in Aldinga Beach. Features to love over both:- Three levels of uninterrupted ocean views, including ground floor main bedroom, 180 degree views from balcony, and 360 degree views from rooftop- 3m ceilings and Velux skylights to open plan living- Chic hybrid floorboards in Grampian Oak throughout living spaces and thick weave carpet with underlay to bedrooms- 2Pac joinery to kitchen, ensuite and entertainment unit- Stone benchtops throughout- LED feature lighting and Victorian ash timber capping and handrail to staircase- Built in Bluetooth speakers to open plan living and alfresco- Abundant storage throughout including under stair storage- Fully irrigated landscaping including designer front landscaping and stylishly practical backyard with lawn and garden beds ideal for the pets- Cream exposed aggregate pathways and carparks- Cleverly hidden custom copper outdoor shower- Secure carparks with sectional roller doors opening onto rear Aldam Avenue- 16kW ducted reverse cycle A/C with six zones plus ceiling fans and Heatmaster Enviro gas log fireplace

165 Esplanade specifics:- 306m<sup>2</sup> approx. of living over three levels on 285m<sup>2</sup> allotment - Striking northerly aspect overlooking coastline towards Port Willunga with additional ocean views from north-facing windows- Kitchen with Uniqwa feature pendants- Rear lounge or fifth bedroom with barn door- Built-in bath to main bathroom

165b Esplanade specifics:- 319m<sup>2</sup> approx. of living over three levels on 341m<sup>2</sup> allotment - Gorgeous southerly aspect for uninterrupted views across Sellicks towards its iconic ochre cliffs- Elevated rear alfresco overlooking lawn providing third outdoor living space- Kitchen with feature LAAL pendant and walk-in pantry- Freestanding bath to main bathroom

Lifestyle Perfectly positioned for a prime coastal lifestyle, Salt on Fleurieu enjoys not

only superb views but wonderful beach access, with a ramp to the beach just over the road for morning walks and easy trips back up to the house. Enjoy the convenience of Breeze Cafe & Bar and Aldinga Bay Cafe, stroll to Pearl By The Sea for lunch, jump in the car for a quick drive to coastal icons Star of Greece and Victory Hotel, and make the most of your access to world-renowned McLaren Vale, a picturesque 15 minute drive. With all this and more at your feet, embrace the convenience of a coastal retreat that's just 45 minutes to the Adelaide CBD on Aldinga Beach's Esplanade.