

**19 Seaview Street, Fullarton, SA 5063**

**NOAKES  
NICKOLAS**

**House For Sale**

Tuesday, 7 January 2025

19 Seaview Street, Fullarton, SA 5063

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 706 m2**

**Type: House**



Zac Watts  
0448217726



Nadia Covino  
0427003933

## Contact Agent

Architecturally designed and upscaled across every last inch, this bespoke one-of-a-kind home, with full council approval and ready to commence build, reflects the finest of Fullarton from its timelessly elegant, four-bedroom footprint, right through to its in-ground swimming pool finale. Behind the cobblestone driveway, gabled roof and stone feature façade, custom skylights bask over an interior with curves in all the right places. An ambient gas fireplace, arched bench seat and dressing table form a luxury master suite, creating a serene retreat, while three additional bedrooms offer a separate wing for family or guests. The gourmet kitchen, featuring custom cabinetry, fluted timber, premium Calacatta Verde Smartstone, and integrated Miele appliances, is built to inspire. Entertaining is elevated with an indoor bar, a glass-encased temperature controlled wine room, and a suspended Oblica wood fireplace incased in a venetian plaster curved wall. Outside, the resort-style living area is perfect for summer BBQs with the built in Weber Q or cozy winter nights, seated on the sunken curved insitu concrete bench by the firepit. The salt-mineral swimming pool and fully landscaped gardens, designed by Hutch Studio, create an elegant and private outdoor oasis. New properties of this calibre are extremely rare in the inner city South-East suburbs. This is a unique opportunity to experience a lifestyle of refined luxury.

**Custom Design:**

- Full council approval and ready to commence build
- Build by AP Designer Homes
- Secure garage with internal entry & floor-to-ceiling storage
- Built-in robes to bedrooms 2, 3 & 4 and integrated study nooks / dressing tables
- Three bathrooms, including ensuite to master & bedroom 4
- Secret access to guest powder room
- Mud room providing a convenient space for storage, keeping the main living areas clean and organised.
- Air-conditioned & temperature-controlled wine room
- Tumbled Limestone cobblestone driveway
- Extensive custom joinery with Lo & Co brass handles
- Lofty ceilings peaking at 5m
- Woodcut herringbone engineered timber flooring in White Smoke
- Signorino, SmartStone benchtops, venetian plaster & micro cement finishes throughout
- Feature pendants & wall sconces

**Appliances:**

- Miele dual ovens & induction cooktop
- Miele integrated dishwashers to kitchen & pantry
- Miele integrated fridge/freezer
- Whispair rangehood to indoor & outdoor kitchens

**Temperature Control:**

- Underfloor heating throughout
- Daikin ducted R/C air conditioning
- Oblica Domofocus suspended woodburning fireplace
- Escea gas fireplace to master bedroom
- Roof blanket & insulation upgrades

**Sustainability:**

- 14.725kW solar system with 20kW battery storage
- Double glazed windows
- Electrical vehicle charging
- Smart home capabilities, including automation and energy usage visibility

**Technology & Security:**

- Electric gates
- Security system with alarm, intercom, CCTV

**Pool & Gardens:**

- Heated, salt-mineral swimming pool with curved seating
- Outdoor Weber Q with Schmick bar fridge
- Fire pit
- Water feature
- Hutch Studio landscaped, auto-irrigated gardens
- Powered shed
- 5,000L RWT plumbed to WC & irrigation

**Lifestyle:**

- Footsteps from bus stop, reserves, cafés, eateries & Frewville Foodland
- Zoned for Glen Osmond Primary & Glenunga International High
- Proximity to Mitcham Girls, Urrbrae Agricultural, Concordia, Mercedes, Seymour, Walford & Scotch College
- Just 4km from the CBD

**Rates:**

- City of Unley
- Torrens Title
- Council \$PA
- SA Water \$PQ
- ES Levy \$PA
- 706sqm
- 14.48m

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