

**5A Salisbury Street, Somerton Park, SA, 5044**



**House For Sale**

Wednesday, 13 November 2024

5A Salisbury Street, Somerton Park, SA, 5044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Burns  
0418825880



Alyce de Visser  
0883583322

## CONTEMPORARY COASTAL LIVING AT ITS FINEST!

This Somerton Park residence, built by the HIA award-winning builder Creative Structures, exudes style & sophistication right throughout the home, boasting luxurious, high-end finishes in every space.

Fall in love with this picturesque home framed by established gardens, elegant front facade showcasing a curved timber clad entry complimented by crisp whites flowing through to the two-storey entry void and beyond. The combination of crisp whites accompanied by the use soft timbers and neutral palette highlight the abundance of natural light along with the high ceilings and open plan design. As you move through the home you are embraced by the opulence of the wine room with custom timber joinery and LED Lighting and a tiled curved feature fireplace just to start. The show stopping gourmet kitchen will steal your attention starting with the tiled, curved island bench (the true hero) complete with a hidden butler's pantry, double Smeg ovens and 900mm induction cooktop. From the kitchen, a sweeping view can be cast over the dining, main living with the gas fireplace, and feature in-ground pool embraced by lush greenery and complimented by the 'Palm Springs' style landscape design. The rear also comprises of a large alfresco with built-in barbeque – perfect for those Summer nights entertaining guests while watching the kids swim in the pool.

The master suite charms the lower level of the home featuring big windows to view the lush green courtyard landscape, complete with walk-in robe and ensuite featuring dual vanities and huge double shower with a Velux skylight over the shower, bringing the outdoors inside. The guest powder room, mud room, spacious laundry and large double garage with internal access also complete the lower level.

As you make your way up the feature custom vic ash timber staircase with LED lit handrail, the upper level carries the feature timber cladding from the huge entry up into the second living area complete with custom designed study. Large main bathroom with back to wall freestanding bath and the remaining three double bedrooms, all fitted with large built-in robes.

Furthermore, you have all the optional extras you could possibly need tucked securely behind the auto-gate such as a security system – both alarm & cameras, video intercom system, built-in Bose sound system with speakers to main living, alfresco & ensuite, solar panels & more.

### Additional Features We Love :

- Impressive statement front facade
- Stunning feature wine room with custom timber joinery
- Ducted Reverse Cycle Air Conditioning (zoned)
- Tiled feature gas fireplace
- In-ground concrete pool – salt chlorinated
- Built-in barbeque & provisions for beer fridge to alfresco
- Beautiful landscape design surrounds the home
- Grand 3 metre ceilings to lower level and 2.7m to upper level
- Automatic roller blind to front void window
- Solar panels
- Large double garage with Epoxy floors
- Private & secure sanctuary
- Top location - close to Glenelg South Shops, restaurants, and cafes & a short stroll to Jetty Road Glenelg.

A simply exquisite family home!

Proudly presented by Peter Burns 0418 825 880 of Peter F. Burns Real Estate.

CT Details : 6266/777

Title : Torrens Title

Built - Completed July 2022

Build size : 295sqm\*

Land size : 353sqm\*

Council Area : City of Holdfast Bay

Zoned : GN General Neighbourhood

Rental Estimate : \$1,200 - \$1,500 per week\*\*

Council Rates : \$3,034.95 per annum

Parks/Reserves nearby : Sutherland Reserve/Bath Street Park & Tennis Courts, Baddams Green Playground, Seaforth Park, Jimmy Melrose Reserve, John Miller Reserve, Wigley Reserve, Colley Reserve & more.

Local attractions nearby : Oliveti, Spread, Polk Restaurant & Bar, Sabai Cafe, The Mediterranean Cafe Ristorante, The Broadway Hotel, The Broadway Kiosk, The Bay Motel Hotel, The Holdy plus, countless more options just a pleasant stroll to Glenelg Shopping Precinct and a short distance to Westfield Marion Shopping Centre plus local shops, medical facilities and amenities.

Schools nearby : Sacred Heart Senior College, St Peter's Woodlands Grammar School, Glenelg Primary, St Mary's Memorial, Paringa Park Primary, Our Lady of Grace, Brighton Secondary, Immanuel College, Westminster College just to name a few.

Transport nearby : Bus stops nearby & Tram Stations at Glenelg

\* Whilst all care has been taken to ensure the accuracy of this information acquired from reliable sources, we cannot guarantee it's complete accuracy therefore, we accept no liability for any errors/omissions. We strongly recommend all parties carry out their own due diligence and seek independent advice.

\*\* This advice is not to be considered Financial or Investment Advice. We recommend all parties seek their own Legal/Financial Advice in relation to possible Investment Advice. Refer to the Form R7.