

100 Beach Street, Grange, SA 5022



House For Sale

Wednesday, 24 April 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



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\$1.85m - \$1.95m

A striking statement of pure luxury and ultramodern chic, this perfectly executed custom designed residence is an absolute knockout with its commanding street presence and lavish interiors. Designed by D'Andrea Architects and Custom Built by the Aria Building Group, this home thoughtfully combines cutting edge elements and a timeless quality that will set a new benchmark in design and style for low maintenance, luxury coastal living. Perfectionists will appreciate the attention to every detail. This is truly a home you can feel proud to call your own. Architecturally considered to reflect an airy seaside ambience, the extensive use of glass draws the outside in. Three metre height ceilings on the ground level and the perfect flow through connection between indoor and outdoor living extends the family space perfectly for entertaining large crowds, all year round. This impressive home is like no other and offers the ultimate lifestyle for executive couples, retirees, families and dual families, offering four bedrooms in total with two main bedrooms with ensuite bathrooms and two living zones, located on each floor. As impressive as the home is, the position is a perfect match. Beach Street is undoubtedly Grange's prettiest tree lined street and 100 Beach forms a strong link to its leafy surrounds, and with Kirkaldy Reserve a short stroll away, it just makes connecting with nature so easy. Beach Street is a straight line to the beach and public transport, shopping and cafes are just around the corner. What we love:

- 17.68 metre frontage, curved feature Eco stone Crackenback stone wall, Tassy Oak eaves and front door, north facing aspect to the indoor/outdoor living
- Electric gate entry, two car entry auto garage, Panel lift doors, three door built in storage, direct access to the home and rear garden, Epoxy stone cookies and cream flooring, pre-wired for a 13kw solar system, 6.5 Star energy rating, 3 phase power, 13ml gyprock, security cameras with recorder, data points in every room, full handover with builder
- Luxury finishes include commercial grade, double glazed windows and doors by Adelaide Architectural Windows, cabinetry by Walls Brothers includes 2pac natural white fronts and black caviar fluted feature panels, Wood Cut Oak flooring, Hycraft Odyssey loop pile carpet, Smeg appliances, Kara black quartz double undermount sink (kitchen) and Calcutta Classico 20mm Engineered counter tops, European tiles, top of the range sanitary ware, bathroom fittings, seamless shower screens and with so much more to come. A full list will be provided on request
- Ground floor consists of a king bedroom with a gorgeous garden outlook, electric window, teardrop pendant lights and a fully fitted luxury dressing room with upholstered bench seat and ensuite bathroom complete with dual vanity, separate shower and toilet
- Open plan kitchen living/dine displays built in cabinetry, recessed tv nook and Real Flame gas heater. The living opens via stacker doors to a covered alfresco complete with built in kitchen hosting the latest Family Webber Q, ample storage, slide out spice rack, fridge provision and sink
- The main executive kitchen is exquisite with a fully integrated two door full length fridge and freezer, induction cook top, rangehood, 60cm Pyro oven, combination micro and convection oven, strip lighting, pantry, 3 metre island bench with dual sinks, ZED 5 Star mixer tap, pull out 4 compartment bin drawer, fully integrated dishwasher, pantry, adjacent walk in butler's pantry with ample counter space, storage drawers and overhead open shelving
- There is a powder room for guests and adjacent laundry with sink, under bench accommodation for washer and dryer, shirt rail, overhead storage and glass door access to a drying area
- The oak timber staircase leads to a second living area, three bedrooms and a family bathroom. Each upstairs bedroom features loop pile carpet underfoot and good storage. Bedroom 4 has an ensuite bathroom, perfect for dual families, guests or teenagers.
- The family bathroom has a free-standing bath, large vanity, toilet and shower.
- Other features include Actron ducted reverse cycle heating/cooling, fly screens to all opening windows and sliding doors, fully landscaped gardens, auto irrigation to the rear garden, easy care artificial lawn, Security Alarm with motion sensors

The extras list is extensive and only on inspection will you fully appreciate the planning and superior workmanship that has gone into this property. Available to inspect outside of advertised viewing times. You won't be disappointed. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. Ouwens Casserly - MAKE IT HAPPEN™ RLA 275403