

# 11 Marine Parade, Marino, SA 5049

## House For Sale

Thursday, 7 March 2024

11 Marine Parade, Marino, SA 5049

**Bedrooms:** 4

**Bathrooms:** 3

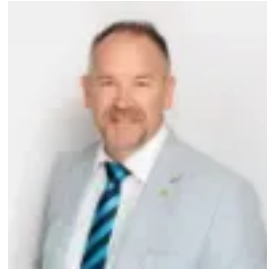
**Parkings:** 6

**Area:** 890 m2

**Type:** House



Lyn Cronin  
0416088422



Glenn Nelson  
0400133695

**\$2,750,000**

Enrich your lifestyle with this stunning, architecturally designed beachfront home with uninterrupted ocean views that stretch endlessly along the coast. Grand proportions and an ultra-modern interior ensure this exclusive haven will captivate with its distinctive allure and breath-taking surrounds. Designed to maximise the views, this home features a spacious open-plan living, dining, and kitchen area with polished concrete flooring and floor-to-ceiling, wall-to-wall windows, so you feel like you're a part of the landscape. Sliding doors provide seamless flow from the living space to the full-length balcony where you can bask in the breath-taking views, savour morning coffees with the sunrise, host alfresco gatherings under the sun or stars and unwind with the rhythmic sound of the waves as your backdrop. With four bedrooms, there's plenty of room for family and guests. The spacious main bedroom boasts a custom walk-in wardrobe, private luxury ensuite, and views, with sliding doors leading to a private patio. The downstairs bedroom also has an ensuite, while the minor bedrooms share a full bathroom and study space. The gourmet kitchen is an entertainer's delight and boasts a massive island with waterfall stone benchtop, quality stainless steel appliances, and a walk-in pantry to hide any mess. While the highlight of the outdoor space is the balcony, you also have a large, fenced rear yard with established fruit trees, vegetable gardens and room for kids and pets to run around - an ideal home for the entire family. Features include hydro-heated flooring and ducted reverse cycle air conditioning for climate comfort all year round, electric blinds in the living area inside and out, garaging for four vehicles plus Tesla car charger, 7.6kw solar panels and storage space. With views like this and enjoying a quiet, elevated position, this location is second to none. Swimming beaches and Brighton-Seacliff Yacht Club are a leisurely stroll or bike ride away. Schools and shops are minutes away, and the train station is within walking distance, connecting you to Westminster School and the city for hassle-free commuting. A once-in-a-lifetime opportunity to own this exclusive, modern home with billion-dollar views. Features you'll love:

- Architecturally designed home with prestigious elevated waterfront position
- Panoramic views of the ocean & coastline
- Open-plan living, dining and kitchen, opening to coast-facing balcony
- Designer gourmet kitchen with walk in pantry, stone benches, an abundance of storage
- 4 beds with built in robes, 3 bathrooms plus study space
- 4-car garage with automatic panel lift door, Tesla car charger
- Immaculate styling with freshly painted interiors
- Concrete flooring in living, timber flooring in entry
- Plush new carpeting in all four bedrooms
- Electric blinds to internal windows facing the ocean
- Hydro-heated flooring + ducted reverse cycle air-con
- 890m2 (approx.) block with a large, fenced rear yard
- Covered & paved entertaining area in the yard, 7.6 kw solar panels
- Established fruit trees & vegetable gardens
- Easy walking distance to the beach & train station
- Approximately 19km to the centre of Adelaide
- Exceptional waterfront living in exclusive Marino locale

Property Specifications: CT: 5786/740 Council: City of Marion Zoning: HN - Hills Neighbourhood Council Rates: \$6,020.97 p.a SA Water: \$423.41 p.q ESL: \$393.95 p.a Land Size: 890m2 (approx.) Year Built: 2013 Lyn Cronin | 0416 088 422 Glenn Nelson | 0400 133 695(08) 8328 1400 | [harcourtsplus.com.au](http://harcourtsplus.com.au) We Create Success | Marino Specialists

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