

118 Marine Parade, Kingston Se, SA 5275

House For Sale

Wednesday, 20 December 2023



118 Marine Parade, Kingston Se, SA 5275

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 691 m2

Type: House



Nedd Golding



Karyn Prelc
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Expressions of Interest by 4pm 15/01/2024 (USP)

This double story home with complete ocean views is an ABSOLUTE grab on the popular Marine Parade, beachfront stretch of Kingston SE. In this most desirable position, take an easy walk right out the front and you are on a fabulous sandy beach, or bike/walking track. Uninterrupted balcony, living area or main bedroom views of the ocean and beach vegetation or lighthouse are the undisputed highlight here. The opportunity to secure affordable, beach front property anywhere in Australia is becoming a challenge in this tightly held and demanding market, so it won't come as surprise if this wonderful property gets snapped up quickly! The well presented two-story, brick home has living rooms and bathrooms on both levels with ample storage cupboards. Whether you're on the hunt for a home or holiday house, this two-story gem is complete with the following features:

- 2 spacious living areas upstairs and downstairs- contemporary, updated hard flooring.
- Upstairs opens out to a large balcony where you can relax for hours, gazing over the beautiful Lacedpede Bay.
- A versatile kitchen with dishwasher, wall oven, electric cooktop, double sink and stylish benchtops, ample pantry, cupboard space and bench opening out to the dining area.
- There are 3 carpeted bedrooms, which includes an upstairs master bedroom with ensuite bathroom and sea views.
- Bathroom, second living and laundry all downstairs.
- Multitude of extra storage spaces, including under the staircase.
- Heated and cooled by split system air conditioning unit and wall gas heater upstairs. (Gas port downstairs)
- Ample rainwater storage that services home.
- Operational bore with pump.
- Pop up sprinklers to front and rear yards.
- The large shedding is a good size, with concrete floors, timber frames and power.
- Additional 3rd shower and toilet in the shed!
- Single carport garage that could be utilised as a sheltered outdoor entertaining area.
- Double sized block!
- Title includes adjacent corner land block- perfect for expansion or development. (Subject to approval. Amalgamation of the original two titles was initiated to allow for a boat shed build across both.)

So just like the waves hitting the beach out the front of this property, will your fingers on the enquiry button to secure this stunning location on Kingston SE's beachfront! Contact Selling Agents Karyn Prelec and Nedd Golding for an inspection and further information. BEST AND FINAL OFFERS BY 4PM MONDAY 15TH OF JANUARY 2024 (Unless Sold prior) A link to our online Notice of Offer form will be provided for you upon enquiry and we encourage you to submit your Highest & Best Offer. (Our Vendor reserves the right to accept an offer prior to the current closing date with notice.) RLA 277795