

**118A Seaview Road, Tennyson, SA 5022**



**Sold House**

Saturday, 17 February 2024

118A Seaview Road, Tennyson, SA 5022

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 429 m2**

**Type: House**



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**\$3,500,000**

Koliba Real Estate is proud to present this remarkable home spanning over 3 levels of flawless seaside luxury, 118A Seaview Road Tennyson showcases a breathtaking coastal lifestyle most can only dream of. Spilling with understated opulence and an invitation to entertain endlessly, this spectacular high-rise haven of some 600m<sup>2</sup> (approx) is the pinnacle of ocean-edge living in Adelaide. Behind commanding, curb-side presence, enter to a 3 bedroom, 2-living ground floor purpose-designed for impeccable family-friendly practicality. Letting the kids nest in privacy with dual retreats, dedicated study, and full alfresco complemented with stunning timber decking – the freedom to unwind, relax and savour precious personal space sets an impressive standard from your first step in. Catching the lift up to the second level is where the magic truly takes place. Delivering faultless open-plan living that sees the sparkling stone-topped designer kitchen, decadent dining, and lounge connect seamlessly through panoramic glass sliders, experience effortless alfresco flow to an outdoor entertaining of heart-stopping views of Adelaide's premier coastline, and a constant backdrop of utter serenity to your everyday. Together with a second sitting area for more intimate moments or night-caps with friends, luxurious master bedroom headlined by a huge, private balcony for inspiring starts to your day, and luxe dual-vanity ensuite, as well as an entire roof-top terrace with both enclosed and open-air space to host incredible parties by night and by day discover studio atmosphere for awaiting hobbies. Primed for families or all ages, this gleaming architectural masterpiece of such sophisticated elegance needs no persuading as to the rare opportunity this is to purchase such coveted, blue-ribbon real estate. And with direct access to the soft sands of Tennyson right outside your door letting you tiptoe to the beach and back, as well as mere moments to the vibrant Henley Square and Westfield West Lakes for all your social and shopping essentials... take the plunge and make the dream a reality.

**KEY FEATURES**

- Sprawling architecturally designed property, spanning over 600 m<sup>2</sup> (approx.) of immaculate living and entertaining potential.
- Spectacular second level capturing breathtaking ocean views as you whip-up culinary triumphs in the marble-wrapped chef's zone featuring stylish contrast cabinetry, pendant lighting, sweeping island and breakfast bar, and full WIP.
- Striking balcony area featuring automated privacy blinds and in-built BBQ and kitchen area, ready for picture-perfect weekend catch-ups and vino-inspired sunset evenings.
- Open plan living with wide stacker sliding doors and wall mounted gas heating.
- Decadent master bedroom with stunning private balcony, WIR, luxe ensuite as well as automated privacy blinds to the balcony.
- Sweeping ground level delivering 3 spacious bedrooms, all featuring BIRs, light-filled formal lounge at entry, airy living zone, study/home office, and beautiful rear alfresco with stylish timber decking.
- Gleaming ground floor bathrooms, each with dual vanities and one with sumptuous bath.
- Flawless roof-top terrace and wrap-around balcony for unrivalled entertaining potential with views over the ocean as well as city of Adelaide and the hills.
- Enclosed terrace/studio area for more wonderful space to utilise and enjoy.
- Internal lift and wine storage, powerful ducted AC throughout, and double garage behind commanding street presence.
- Tilt Up Concrete construction along with concrete floors.
- Double glazed windows and sliding doors with anodised aluminium frame.

**LOCATION** Direct public access to the pristine sands of Tennyson Beach for an unrivalled summer lifestyle. Close to a range of leafy parks, playgrounds and reserves, as well as rejuvenating lakeside walking trails. Around the corner from Westfield West Lakes for all your shopping and department store needs, arm's reach to Grange and the Royal Adelaide Golf Club for the weekend enthusiast, and just 7-minutes to the trendy Henley Square for popular cafés, restaurants and bars, perfect for weekend treats and impromptu dinners.

\*Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.