

13 Angus Court, Henley Beach, SA 5022

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House For Sale

Thursday, 25 April 2024

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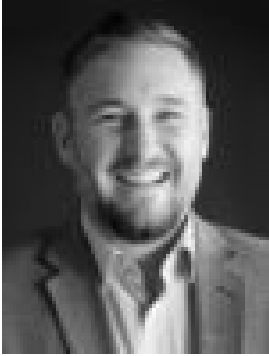
Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 337 m2

Type: House



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Contact Agent

An affluent city-beach location pairs with premium C.2024 design to capture the hearts of executive family buyers seeking a luxury-laden five-bedroom residence and an enviable coastal lifestyle. This captivating home is polished to perfection, fostering an immersive sense of comfort, quality and space while warmly welcoming family and friends into high-calibre modern surrounds. Featuring ground and first floor living zones, an inviting alfresco beside the inground pool, three awe-inspiring bathrooms and five blissful bedrooms including a ground floor guest suite, it fulfils your every desire. While wow-worthy design flows throughout, the kitchen takes the cake. It boasts a sensational butler's pantry with 40mm stone benchtops, two pyrolytic Miele ovens, an Artusi induction cooktop, integrated fridges, a dishwasher, feature wine rack and 80mm Stone Ambassador benchtops. The kitchen teams up with a grand living area featuring summery swimming pool views and a roaring gas fireplace for cosy winter warmth. Loaded with extras, this flawless home leaves a lasting impression and is, simply put, totally irresistible. A peaceful cul-de-sac setting completes this perfect residence within walking distance of the beach, zoned for Henley High School (800m) and near St Michael's College. So much more to love:

- Double garage with auto entry, electric vehicle charge provision, epoxy flooring
- Two bedrooms with walk-in robes, three with built-in robes
- Ground floor guest bedroom with an ensuite and built-in robe
- Three luxuriously appointed bathrooms + ground floor powder room
- Fully tiled bathroom: freestanding bathtub, double wall-hung stone-top vanity, backlit mirror, wall-hung toilet
- Two fully tiled ensuites: double wall-hung stone-top vanities, backlit mirrors, wall-hung toilets
- Premium kitchen with butler's pantry, Miele appliances, stone benchtops, integrated double fridge freezer and soft close cabinetry
- Expansive open plan living and dining with alfresco connection
- Fabulous alfresco: built-in BBQ and kitchen facilities, ceiling fan, wood-panelled ceiling
- Inground swimming pool, glass pool fencing, outdoor shower
- Upstairs retreat and study nook
- Double glazed windows and doors
- FOB access, alarm and audio visual intercom systems
- 10.1 kW solar panels
- European oak floors, stairs and exposed shelving
- Motorised blinds to the entry hallway, alfresco, and living room
- 6-star energy rating
- Daikin heating (18 kW) and cooling (20 kW)
- 3m ceilings downstairs and 2.7m upstairs
- 3 phase car charging provision in garage
- Security alarm system
- Fully landscaped and low maintenance gardens including automatic watering system

Council rates / approx \$576.90 p.q
SA water / approx \$350.00 p.q
ES levy / approx \$220.10 p.a

LET'S TALK RLA 267639

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