

13 Huntington Avenue, Fulham, SA 5024

**NOAKES
NICKOLAS**

Sold House

Friday, 3 November 2023

13 Huntington Avenue, Fulham, SA 5024

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 403 m2

Type: House



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\$1,575,000

Looking for luxury living that uses clever design to reduce your ongoing costs without compromising on style? Only just completed this year by XG Build, this architectural four-bedroom residence offers an impressive executive address with plenty of room for the family just 1300m from the Esplanade in Fulham. Highbrow features include underfloor heating, commercial framed windows, LED mirrors and an EV charger, all designed to propel your home base into the next generation of modern home living. Presenting with impressive architectural two-storey curb appeal, natural tones of stone and timber reinforce a natural connection while paying tribute to the home's coastal proximity. Step into the entry and take in a dual-height entry, feature lighting and stylish large format tiles that carry down the hall to the open plan living, with 3m ceilings carrying throughout. The ground floor is comprised of the first main bedroom suite, open plan living, powder room and laundry, while upstairs, find three more bedrooms, including the second main bedroom suite and a large study nook. Neutrally toned yet luxurious, the open plan living is a wonderful year-round sanctuary. Wrapped in floor-to-ceiling sheer curtains, chic feature lighting rises over a gorgeous curved stone and timber island bar. Ticking all the boxes for gourmet grandeur, enjoy Smeg appliances, plenty of storage within contrast cabinetry, and a large walk-in pantry. It's easy to visualise hosting dinner parties and cosying up on the couch, with wall hung joinery helping to define the space, and tall glass doors sliding back to reveal the Alfresco. A very stylish outdoor kitchen includes a BBQ and rangehood, sink and feature tile, shaping your scene for summer dining - and cooking up those messier meals. Minimalist yet warm and welcoming, the ground floor main bedroom suite includes engineered timber floors, pendant lighting and a feature fluted wall panelling. A sumptuous fully-tiled ensuite includes a large shower, freestanding bathtub, striking feature tiling and gold hardware, with a large walk-in robe completing the picture. Upstairs, a large landing is ideal for study time. Overlooking the street, the second main bedroom adds on the comfort of carpet and a private balcony, with more pendant lighting, an even larger walk-in robe, and another beautiful bathroom with another freestanding bathtub. Two more carpeted double bedrooms will keep the kids more than happy, with mirrored built-in robes and another beautiful adjacent bathroom designed for two. Paying attention to detail at every turn, no expense has been spared in shaping seamless family residence for the modern family or entertainer on Huntington Avenue. Located just a stroll or cycle to the beach, you'll love exploring Henley Square, visiting the upcoming West Beach Surf Life Saving Club, and the beautiful sandy shores. A short drive to the city and airport while close to quality private and local schools, you'll look forward to coming home to this exceptional home on Huntington Avenue. More features to love:- 14kW Samsung reverse cycle ducted A/C plus 9kW heat pump chiller inverter underfloor heating- Double garage and secure off-street parking for two more cars- Secure alarm system with cameras- Built-in ceiling speakers- 9.2kW solar system- Instant gas hot water system- Rainwater tank plumbed to W/C- Good neighbour fencing and low maintenance landscaping- Zoned to Henley High, close to Immanuel College and Fulham North Primary and within the catchment area for Henley Community Kindergarten- Easy access to public transport along Henley Beach Road- Just 7km to the Adelaide CBD Land Size: 403sqm Frontage: 13.59m Year Built: 2023 Title: Torrens Council: West Torrens Council Rates: \$1445.50 PASA Water: \$183.19 PQES Levy: \$157.35 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.