

13 Wallis Street, West Beach, SA 5024

**NOAKES
NICKOLAS**

Sold House

Friday, 15 September 2023

13 Wallis Street, West Beach, SA 5024

Bedrooms: 3

Bathrooms: 2

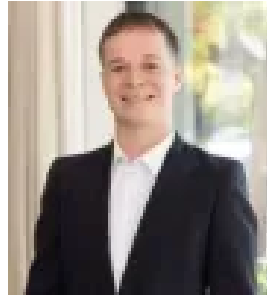
Parkings: 2

Area: 598 m2

Type: House



Simon Noakes
0402211543



Jake Billich
0881663989

\$1,300,000

Best Offers by Monday the 25th of September by 12pm (Unless Sold Prior). Set in the sunny streets of West Beach, this renovated late 60's three-bedroom home offers a lifestyle by the sea and a comfortable contemporary home base on Wallis Street. Boasting a 19.8m frontage on its Torrens titled 598m² allotment, a west-facing backyard encourages sunny afternoons spent at home year-round, while the vast shores of West Beach and Henley are ready to provide summer recreation and escapism. Manicured gardens create a picturesque street presence, while a double brick construction and vast frontage provide the perfect basis for comfort and future renovation alike. Pass through the covered porch and step into the dedicated entry onto floating timber floors. To your left, a large carpeted rumpus room includes a timber built-in bar, encouraging aperitifs and entertaining right from the beginning of the home, while you'll note the new LED downlights that carry throughout. To your right, three modern double bedrooms are fitted with quality blinds and generous banks of windows, with built-in robes for bedrooms two and three providing convenience, while the even larger main bedroom steps it up with a walk-in robe and modern private ensuite. For the rest of the household and visitors alike, the chic new bathroom includes a family-friendly bath, a large vanity and a separate toilet. Sparkling and stylish, a bright modern kitchen provides plenty of counter space, including an island breakfast bar, with an abundance of cabinetry ensuring you can keep your working spaces tidy. You'll love using the stainless steel appliances, including a gas cooktop, and the easy flow through to the dedicated dining and lounge. A second carpeted lounge offers LED downlights and quality curtains, with sweeping glass doors sliding back to reveal the outdoor entertaining space beyond. And what a space it is! Beautifully paved and expanding under a huge raked pergola, this all-seasons space includes ceiling fans and heaters for year-round entertaining. Wrapped in more lovely established gardens and lawns under the watchful eye of a towering palm tree, setting the mood for total relaxation in your private seaside sanctuary. Considered and updated with quality finishes, this welcoming home in a premium coastal location has so much to offer families, retirees and beach lovers alike. Seconds to the Adelaide Airport, frequent flyers will be forever at ease, while Harbortown and Henley Square provide convenient everyday and specialty shopping alike. With the new West Beach Surf Club in construction, the endless coastline at your disposal and the coasts's best chips at West Beach Chicken & Seafood just down the road, summers are set to be a hazy dream that you'll repeat year in, year out from Wallis Street. Don't miss:- Double carport and further off-street parking- Ducted gas heating and evaporative cooling plus ceiling fans- 5kW and 13.5kW Tesla solar power wall battery- Instant gas hot water system- 7000L rainwater tank, garden shed and rear store room- Moments to bus stops along Military Road- Zoned to Henley High, walking distance to West Beach Primary and within the catchment area for West Beach Kindergarten- Under 400m to the sandy shores of West Beach and 7.5km to the CBD Land Size: Frontage: Year Built: Title: Council: Council Rates: \$1,951.40 PASA Water: \$286.91 PQES Levy: \$185 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.