

13a Rockingham Street, West Beach, SA 5024



Sold House

Friday, 22 September 2023

13a Rockingham Street, West Beach, SA 5024

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Anthony Fahey
0882359822



Samuel Parsons
0431934575

Contact agent

Perfectly set in one of the finest streets in West Beach, this majestic 3 storey residence provides a rare and exciting opportunity to enter this highly sought after locale. Commanding a strong street presence, overlooking the picturesque street with its tree lined Norfolk Pines and some beach views to the West and CBD / Adelaide Hills views to the East, this truly spectacular home is sure to impress. Architecturally designed and built with great attention to detail to all fixtures and fittings with no expense spared, this classy residence offers a sensational lifestyle that the family will enjoy for years to come. Step inside and be welcomed with warm, natural tones and light filled rooms with the clever design apparent throughout this spacious residence. This commercial grade construction features concrete sub floors between each level, with approximately 400sqm on internal living space set over three floors. Enriched with many fine attributes which includes:

- 4 double sized bedrooms (master with walk in robe, ensuite bathroom and direct access to its own private balcony, remaining bedrooms with 'Packers' built in robes).
- Main bathroom is complemented with a spa bath. Both of the home's bathrooms are luxuriously appointed with floor to ceiling tiles and quality selections of all sanitary and tap ware.
- Elegant formal lounge room which is conveniently positioned off the entrance hallway and leads to the home's 2nd balcony (both of the home's balconies are North facing).
- Sparkling kitchen, which is equipped with an abundance of cupboard storage, island bench, pantry, 2-Pac cabinetry, quality stainless steel SMEG appliances (which includes induction cooktop, oven and integrated dishwasher) and stone benches.
- Adjoining the kitchen is the spacious dining room. Integrating with the dining area is the expansive family living area which opens to the outdoor alfresco entertainment area - providing the perfect indoor / outdoor setting for all those large family get-togethers.
- The outdoor entertainment area features an inbuilt BBQ and enjoys views over the landscaped rear gardens. There is plenty of room to install a pool if desired.
- Upstairs retreat / office area (centrally positioned between all the bedrooms).
- 3 car garage with wine cellar and automated roller door and internal door access to the residence. The garage is currently utilised as a double garage with an enviable gym room. Further off-street parking for 4 more cars.
- Powder room near main living area.
- Striking polished timber staircase with glass balustrade.
- Separate laundry with direct access to the rear yard.
- Brand new Escea Gas fireplace in the downstairs living area. Split system reverse cycle air-conditioners throughout.
- Stylish selections of all window treatments.
- Front and rear café doors for open air living.
- Intercom and security alarm system.
- Zoned speakers throughout the ground floor and back alfresco area for entertaining.
- Small storeroom.
- Landscaped gardens with feature lighting.
- Combination of tiles and carpet flooring throughout.

Local attractions within proximity include the beach, the soon to be completed 'West Beach Surf Club', classy cafes and restaurants, quality private and public schools, Jetty Road Glenelg, 'Henley Square', excellent shopping centre's, renowned Golf Courses, public transport, the airport (not under flight path), a short drive to the CBD and much more. Be the envy of all your friends and family. It's all about location and lifestyle! RLA 183205