

**14 Kent Street, Glenelg, SA 5045**

**HARRIS**

**Sold House**

Wednesday, 7 February 2024

14 Kent Street, Glenelg, SA 5045

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 326 m2**

**Type: House**



Taylor Bishop  
0409256092



Colby Harris  
0484329283

**\$2,750,000**

Auction 9am Saturday 24th February It doesn't get much closer to the waves than this. Set on the elevated corner of Kent and Oldham streets genuine seconds to the Esplanade, this four-bedroom, three-bathroom, two living executive residence on a cleverly utilised 331m<sup>2</sup> (approx) allotment spans three spacious levels of sumptuous living with uninterrupted views to the sea. Constructed to the highest standard in 2011 by its owner builder, attention to detail, convenience, privacy and efficiency are set to define your existence, beginning with its energy efficient TechTilt wall system and bill-reducing solar system. Already equipped with everything you could possibly need, luxurious features that carry throughout include an elevator between all three levels, filtered water, marine grade interior and exterior fittings, granite-topped stairs and benchtops to all wet areas, and floor-to-ceiling linen curtains or plantation shutters, with no less than six balconies encouraging you to take a moment for those impeccable ocean views. Passing through secure fencing and manicured landscaping, including a slowly trickling, mood-setting water feature, step into the entry onto chic large format tiles. Ahead, an exemplary open plan living effortlessly joins a cosy lounge under a feature tray ceiling to the jaw-dropping kitchen, dining, and fluid outdoor living, shaping a space prime for cosy winter living and wonderful entertaining by the ocean. An impressively solid granite island bar forms the focal point, with a supporting cast of Miele appliances including an induction cooktop, integrated dishwasher, coffee machine and dual ovens. A separate marble-topped bar provides the perfect spot for mixing cocktails, while large bifold doors draw back to a spacious Alfresco, catering to the changing elements with a large electric shade. Enjoy the luxury of a large BBQ and Electrolux hotplate set into another granite benchtop, irrigated vertical herb gardens, and another tranquil water feature. You'll find the first bedroom on the ground floor, with luxurious floor-to-ceiling curtains, a built-in robe and an adjacent fully tiled bathroom creating an ideal guest or teen quarters. Three further carpeted bedrooms and the study nook are situated on the second floor, with stylish built-in robes for bedrooms two and three, and exceptional ocean views from the master bedroom private balcony. Capturing the best of northerly daylight and westerly views, the corner main bedroom suite takes it all in, with a walk-in robe and stylish fully-tiled main bathroom with a double shower and huge double vanity completing the picture, while the main bathroom includes a large family-friendly bath perfect for the kids and winter nights alike. Finally, arrive on the top floor to take in your second open plan living space. Including a kitchenette (with boiling water tap) and balcony, and plenty of space to dine, lounge, paint, sip or party, every memorable moment will be coupled with the best ocean views in the house. Beautifully executed and fabulously maintained, this striking residence in a prime position will appeal to the entertainer, beach lover, family and lovers of luxury alike in the heart of Glenelg. Join a tightly held, safe and friendly pocket of Glenelg with lovely neighbours that even celebrate a yearly Christmas party together in the lane. Walking distance to morning coffees at Superette and The Broadway Kiosk, morning dips, sunset strolls, shopping and dining along Jetty Road, convenience, pleasure and leisure are at your fingertips on Kent Street. More features to love: - Elevator spanning three levels - Reverse cycle ducted A/C, double glazed windows and underfloor heating throughout - Secure double garage with extra storage and safe plus further off-street parking behind secure electric for a total of four off-street parks - Hills secure alarm system - Gas hot water system - 7kW solar system with Fronius inverter - Electric car charger - Block out blinds - Electric sliding gate for additional parking, allowing 4x off street parking spaces - Rainwater tank plumbed to fully-irrigated low maintenance landscaping - Just 70m to the Glenelg Esplanade, 4.3km to Westfield Marion and under 9km to the Adelaide CBD Specifications: CT / 5118/646 Council / Holdfast Bay Zoning / GN Built / 2011 Land / 326m<sup>2</sup> (approx) Frontage / 17.98m Council Rates / \$3,761.15pa Emergency Services Levy / \$333.50pa SA Water / \$362.01pa Estimated rental assessment / \$1,100 - \$1,200 per week Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Warradale P.S, Brighton Secondary School, Springbank Secondary College 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 error