

16 Kulanda Road, Marino, SA 5049

**NOAKES
NICKOLAS**

Sold House

Friday, 15 September 2023

16 Kulanda Road, Marino, SA 5049

Bedrooms: 5

Bathrooms: 2

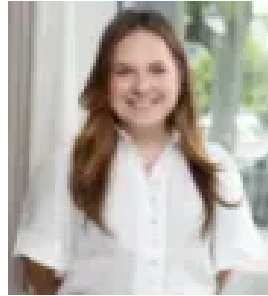
Parkings: 2

Area: 887 m2

Type: House



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\$1,686,000

Set on the coveted north-facing corner of a peaceful cul-de-sac, this five-bedroom coastal residence presents itself just in time to make your summer the very best yet. Occupying an epic 990sqm parcel with a 50m frontage (approx.), this exceptional c2008 Art Glover & Associates build takes the whole family poolside to beachside from a quality built, stylish and spacious home base. Split level gardens filled with waterwise native succulents frame a commanding façade that rises over Kulanda Road, peering all the way from the city to the nearby coastline. Two impressive levels begin with a grand entrance upon bamboo floors, leading to the first of two living zones sure be the go-to destination for cosy movie nights. Sliding doors grant both direct access and an incredible outlook undercover entertaining and the rear yard. Three bedrooms form the perfect slumber quarters dedicated to the younger generation, each fitted with built-in robes and/or desk and centrally located to a main bathroom with opulent oval bath, timber vanity and separate toilet. Architecturally designed with a vision to capitalise on those special ocean sunsets, watch the sky turn from blue to orange from your backyard vantage before taking a dip below in the fresh water of the spectacular concrete composite swimming pool. Out here is where the real fun is to be had, from balmy summer dinners cooked up on the in-built Everdure BBQ kitchen, outdoor showers after lounging on the day bed, and hours spent running circles around the plentiful patch of artificial lawn. Taking the feature staircase to an open plan expanse of living, dining and a wonderfully positioned kitchen, you'll love taking in those incredible elevated views through wall-to-wall picture windows whilst whipping up the nightly meal assisted by brand-new Westinghouse gas cooktop, electric oven and Bosch dishwasher upon stone waterfall benchtops. From here a Merbau deck warmly lines the elevated balcony, allowing you to take in year-round sweeping views reaching from the hills to the city and back to your own pool and slice of the coast thanks to retractable blinds. Watching winter storms roll in is extra special from up here. Also sharing this inspired level, a generous and light-filled master boasting recessed wall, floor-to-ceiling tiled ensuite, vast walk-in robe and an option for a fifth bedroom, nursery or home office. One house removed from Marino Conservation Park you'll always be encouraged to lead an active outdoor lifestyle, placed within walking reach of the beach, Marino Rocks trainline, Seacliff Beach Hotel, Marino Rocks Social Club, Coast to Vines Trailhead and Kingston Park Coastal Reserve. Unforgettable family days spent poolside and beachside are ahead on Kulanda... Even more to love: • Double garage with auto tilt door & internal access • Brand new kitchen appliances • Walk-in pantry • Bamboo floors & new plush carpets • Security system • New lighting fixtures throughout • Daikin ducted R/C air conditioning • Solar heated, fresh water chlorinated swimming pool • Near new Everdure Neo Brighton outdoor BBQ kitchen with bar fridge • Self-sufficient, waterwise gardens • 5500L plumbed rainwater tank • Zoned for Seacliff Primary & Seaview High • Proximity to McAuley Community, Sacred Heart, Stella Maris Parish & St. Peter's Woodlands • 5-minutes from Jetty Road, Brighton Central & Westfield Marion • Easy commute to CBD, Flinders University, Hospital & Southern Expressway Land Size: 887sqm Frontage: TBAYear Built: 2007 Title: Torrens Council: City of Marion Council Rates: \$3,175.89 PASA Water: \$258.40 PQES Levy: \$231.40 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.