

**19 Petrel Close, Hallett Cove, SA 5158**

**Sold House**

Friday, 3 November 2023

19 Petrel Close, Hallett Cove, SA 5158

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 605 m2**

**Type: House**



Glenn Nelson  
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Jessica Clarke  
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**\$1,901,000**

Sold by Openn Negotiation (flexible conditions online auction including finance conditions) Perched high on the cliff top in the prestigious 'Headland Estate' and enjoying uninterrupted panoramic views of the sea and Coastline, this architecturally designed home offers effortless coastal living and entertaining of the very highest calibre. Step inside, and you'll see it has been intelligently designed for sophisticated entertaining to capitalise on the awe-inspiring natural surrounds. On the lower level is the games room and open plan living, dining, and kitchen area with large picture windows to capture the views and a gas log fireplace to relax and curl up in front of on winter nights. 8ft stacker glass doors open to the deck extending the living space when entertaining a crowd. The large designer kitchen boasts gorgeous waterfall benches and is well equipped with soft-close drawers, a state-of-the-art 900cm stainless steel Westinghouse multi-function pyrolytic self-cleaning oven with air fryer, and plumbing provision for the fridge. Follow the American oak-tread staircase up to the private family sitting area with study nook, four bedrooms, and a family bathroom. The main bedroom is perfectly positioned for you to wake up to ocean views every morning and enjoy the coastline light up in the evening. It also boasts balcony access and a luxury ensuite where you can enjoy the views while soaking in the deep bath. A fifth bedroom with adjoining bathroom can be found on the lower level. Thoughtfully designed and expertly executed, this residence comes with an extensive list of quality features that add to the comfort and functionality including 9-foot ceilings on both levels, ducted evaporative cooling, ducted gas heating with four independent zones for maximum economy and comfort, instantaneous gas hot water system with separate controllers in each bathroom, commercial grade 'Karndean' flooring - looks great, hygienic and so easy to clean - lots of storage space, and a laundry chute from the second level. The covered entertaining deck offers the perfect spot to entertain friends or relax and enjoy the everchanging views, stunning sunsets, the sound of the waves washing onto the beach, and often spot some dolphins and the odd whale. New Years will most definitely be at your place! You can enjoy uninterrupted views of the fireworks along the coastline from the comfort of your own home. The entertaining experience continues into the large, low-maintenance rear garden, with spectacular views and a custom-built firepit and seating. With Hallett Cove Headland Reserve directly below, you'll never have to worry about houses or roads interrupting the incredible view, and nearby pathway access allows you to enjoy the conservation walking trail through the reserve at any time. While the scenery and whisper-quiet setting make it feel like you're a world away from everything, Hallett Cove shops, schools, and train station are only a short five-minute drive away for your everyday convenience.

Features we love:

- Architecturally designed home in prestigious 'Headland Estate'
- Front-row position to uninterrupted panoramic sea views
- 55 metres above sea level, overlooking the Headland Reserve
- 5 bedrooms, four with fitted robes, two bathrooms plus the main bedroom enjoys ensuite
- Main bedroom with balcony access, walk-in robe, ensuite with views
- Guest bedroom with French doors, 'Juliet' balcony & sea views
- Upstairs family sitting room with study nook and balcony access
- Spacious open plan living opening onto covered alfresco area, and adjoining games/pool room
- Large designer island kitchen with ample bench space, butler's pantry and state-of-the-art appliances including pyrolytic oven and SMEG dishwasher
- Covered entertaining deck + custom-built fire pit with sea views
- Custom-made outdoor blinds for alfresco & balcony areas
- Low-maintenance rear garden + Mediterranean-style front courtyard with Portico entrance
- Premium 45mm artificial lawn at rear with 'Cool Yarn' technology
- Large double garage with storage & workbench + additional driveway parking able to accommodate another four vehicles/boat/caravan
- Ducted evaporative cooling plus zoned, ducted heating, and instant gas hot water

High Quality Build Features:

- 6 Star energy rating, 6.6kW solar system and energy efficient smart glass
- Hebel subfloor between top and bottom levels
- 'Superlock' steel construction, rendered Hebel 'Powerpanel' walls
- Upgraded insulation to Bradford Gold R4.1 even in garage ceiling
- R1.5 insulation between internal garage wall and bedroom
- 2017 build; built to meet corrosion zone and N3 wind requirements
- Clipsal LED light switches, crystal LED chandelier

The Openn negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

Property Specifications; C/T: 5907/568 Year Built: 2017 completed Land Size: 605m<sup>2</sup> City of Marion Council Rates: \$3,308.22 p.a SA Water: \$266.08 p.q Glenn Nelson | 0400 133 695 Jessica Clarke | 0407 312 091 We Create Success | Hallett Cove Specialists Disclaimer: All information provided has been obtained from sources we believe to be accurate. Interested parties should make their own enquiries and obtain their own independent advice.