

22A Kingston Crescent, Kingston Park, SA 5049

House For Sale

Tuesday, 30 April 2024

22A Kingston Crescent, Kingston Park, SA 5049

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 472 m2

Type: House



Simon ODonohue
0433785550



Annie Need
0412551988

Best Offer By Mon.13th May @ 1p.m. u.s.p

Designed to embrace sea breezes, the benefit of the northerly aspect with the winter sun streaming in through the large windows, epitomise life's little luxuries and celebrating the in-between moments of every day. Enjoy morning laps in the pool, indulge in a sunset wine on the balcony, entertain family and friends on the terrace or stretch out with a stroll along the shores of Kingston Park beach. Ideal for families with an outdoor lifestyle in mind, the ground floor living space spills seamlessly onto the covered patio, sparkling pool, and easy-care garden. With two separate lounge spaces, this home is ideal for zoned living. Family enjoyment starts on the ground floor with the family room bathed in sunshine, sliding stacker doors opening to the beautifully maintained and welcoming undercover outdoor entertaining area and sparkling inground swimming pool. Upstairs to the magnificent open plan living / dining and outdoor entertaining areas, the balcony and terrace. The kitchen is undeniably the heart of the home. A culinary haven designed to inspire moments shared with loved ones, coffee making nook, walk in pantry, and quality appliances including induction cook top. The open plan space comes complete with an oversized stone island bench, wide open plan living | dining opening to the balcony and private terrace. Three generous bedrooms, two bedrooms on the ground level with built in robes and walk in robes. The main two-way bathroom is convenient to both bedrooms and there is a lobby and powder room. With an abundance of natural light, the master bedroom has uninterrupted sea views. The master suite is complete with walk in robe and a generous size ensuite with bath, double vanity, toilet, and separate shower. Cars are accommodated in a double garage with auto door plus designated off street parking for motor home or boat. The owners have enjoyed living in the home since new and have celebrated many wonderful occasions, enjoyed kayaking, swimming and walks. Features:-· Solar 14 panels· Farquhar Kitchen built 2019· Solid Timber Flooring· Underfloor heating in Main Bathroom & Ensuite· AEG induction cooktop· Smeg Electric oven· Gas Hot Water Service· Abundance of Storage· Dining Table Included· Large Storage/Cellar under Stairs· ducted vacuuming & electronic dustpan in kitchen· Built 2007. Designated off street parking for motor home or boat. Certificate of Title | Volume 5984 Folio 679 Council | Holdfast Bay Council Rates | \$4,162.35 per annum SA Water | Not declared ES Levy | \$177.45 per annum We look forward to welcoming you to this family home to enjoy stunning sunsets and wonderful lifestyle. Please call Simon O'Donohue 0433 785 550 or Annie Need 0412 551 988 with any questions. Disclaimer: The accuracy of this information cannot be guaranteed and all interested parties should seek independent advice. RLA 281342, 270735