

23 Rossall Road, Somerton Park, SA 5044

**NOAKES
NICKOLAS**

Sold House

Wednesday, 20 March 2024

23 Rossall Road, Somerton Park, SA 5044

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type: House



Simon Noakes
0402211543



Darcy Harcourt
0435756245

\$2,325,000

Welcome to ORANA on Rossall. Resting on a quiet street a mere 580 meters to the water, this exceptional 2024 high end residence completed by Semble Property in collaboration with Alliance Construction is set to change your lifestyle in the beautiful heart of Somerton Park. Crafted with a focus on connecting beautiful design and modern practicality, every detail has been thoughtfully considered to create this one of a kind beachside abode. Features to love:- Feature Byron Limestone facade and timber batten panelling with a gable roofline- Generous 341sqm of living space with four bedrooms and two living areas- 3m ceiling height to the entire lower level with 4.7m raked ceilings to the living and dining space - Timber flooring and high end locally manufactured Boucle carpet throughout- Ground floor master bedroom featuring floor-to-ceiling sheer curtains, custom walk in robe and a luxurious ensuite- Designer Kitchen finished with champagne 'Meir' tapware, stone tops, a venetian plaster curved island bench, illuminated feature pendant lights, timber-toned cabinetry, quality appliances, and a large butler's pantry- Custom designed open bar with wine fridge provisions- Feature gas fireplace- Main bathroom appointed with floor-to-ceiling tiling, large freestanding bath and a large walk-in shower- Outdoor kitchen with stone benchtop, Heatlie natural gas 600mm Island Gourmet Elite BBQ, Beefeater Range hood and Velux skylight- Fully tiled magnesium mineral swimming pool with heat pump, glass fencing and outdoor hot/cold shower - Daikin 14kW reverse cycle zoned and ducted A/C plus HeatMaster Enviro gas fireplace and ceiling fans to living, main bedroom and alfresco- Secure double garage with a large store room plus further off-street parking- Hardwired alarm system- Front and rear irrigation system- Urban Slimline 3000L rainwater tank- Zoned to the coveted Brighton Secondary and Paringa Park Primary, close to Sacred Heart College, Westminster School and Immanuel College and within the catchment area for Somerton Park Kindergarten- Easy access to public transport along King George Avenue and Brighton Road plus Hove Railway Station- Just 580m to the sea, 2.5km to Westfield Marion and under 10km to the Adelaide CBD Land Size: 390sqm Frontage: 9m Year Built: 2024 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2708 PASA Water: \$153.70 PQES Levy: \$254.10 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.