

# 23A Rossall Road, Somerton Park, SA 5044

NOAKES  
NICKOLAS

## House For Sale

Thursday, 18 April 2024

23A Rossall Road, Somerton Park, SA 5044

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type: House



Simon Noakes  
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Darcy Harcourt  
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**\$2.25M - \$2.35M**

Best Offers By Monday 6th of May at 10am (Unless Sold Prior). If you're in the market for a family home right by the beach that transforms your lifestyle, this brand new four-bedroom 2024 Torrens titled residence by Semble Property goes above and beyond the norm on Rossall Road. Raising the stakes for new homes in Somerton Park, a fresh, curvaceous white hebel and bagged brick two-storey facade sets the tone for a sleek, minimalist coastal-inspired aesthetics with quality at the forefront of every design decision. Beyond the contemporary facade, a tiled porch leads you to the large, private glass front door and into the spacious entry, where more bagged brick, oak floating timber floors and a curved archway welcome you home. Move through the home along a wide hallway lined with glass, bringing an ethereal sense of connection to the outdoors to your everyday. Forming the heart of entertaining and quiet weekends at home alike, the cavernous open plan living expands under striking raked ceilings to create an expansive sense of luxury. Behind the glass, your very own sparkling tiled swimming pool will have you anticipating summer entertaining, while a feature gas fireplace forms a winter focal point for indoor entertaining. Powering daily life is the striking coastal inspired kitchen, coming together around a curvaceous stone-topped island/breakfast bar, and complemented by an adjacent drinks bar for aperitifs with ease. Enjoy the functionality of Smeg appliances including dual ovens, a large induction cooktop and an integrated dishwasher and range-hood, with a butler's pantry providing plenty of storage behind the scenes and allowing you to keep your primary space neat and tidy. Meanwhile, pushing back vast glass sliding doors to the Alfresco, the outdoor kitchen's large Beefeater range-hood and Heatlie BBQ are ready to encourage your messiest, most delicious meals. When it comes to sleeping quarters, heads of household will appreciate the ground floor main bedroom suite, while upstairs, three more bedrooms, a second lounge and the main bathroom shape a wonderful retreat for the kids, rounding out a practical family floor-plan. The ground floor main bedroom is a sumptuous retreat, bringing together thick weave Boucle carpet, mood-setting floor-to-ceiling sheer curtains, and a large custom walk-in robe, flowing through to a stylish fully-tiled ensuite carefully designed in calming neutral tones. Enjoy sleek large format tiling, plus a feature tile for the shower, a chic floating vanity with raised feature basins, a curved shower screen, and a rain shower head artfully suspended from the ceiling. Up the carpeted stairs, another long hallway creates a sense of space and privacy between the kids bedrooms. Each bedroom is fitted with extensive mirrored built-in robes, with large windows overlooking the street for the front-facing bedroom, and more sumptuous curtains for that coveted second lounge room, as well as bedrooms three to four. Keeping in style with the ensuite, the fully-tiled main bathroom boasts a freestanding bathtub, a large vanity, and a walk-in shower with a feature tiled recess and dual shower heads, with a convenient separate powder room rounding out the blueprint for a glorious family home set in the friendly suburban streets of Somerton Park. Moments to quality private and zoned schools and a dash to the beach, the family unit can enjoy effortless balance between work and play. Embrace a variety of community fitness hubs including The Yard and Strong Pilates, Plunge Recovery and TTF Kick Punch Lift, and popular cafes including Seafaring Fools, Summertown Studio, and those of Jetty roads Brighton and Glenelg. Paving the way for new homes in the suburb, the perfect fusion of lifestyle, location and luxury is yours from this exclusive designer offering on Rossall Road. More features to love:- In-ground magnesium mineral pool with heat pump and lighting- 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 plus further off-street parking- Store rooms within the garage and upstairs- Ground floor guests' powder room- Hardwired secure alarm system with four detectors and code pad- Gas hot water system- Urban Slimline 3000L rainwater tank and irrigation to front and rear- 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.