

29 Caithness Avenue, Beaumont, SA 5066

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 19 March 2024

29 Caithness Avenue, Beaumont, SA 5066

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 576 m2

Type: House



Derek Lee

0488465360



Zac Watts

0448217726

Best Offers By 9/4 (USP)

Best Offers By Tuesday 9th of April at 1pm (Unless Sold Prior). Originally constructed in '92 but extensively updated by the current owner, this luxurious hidden gem set overlooking Adelaide's coastline and city is ready to modernise your family's lifestyle from the peace and tranquility of Beaumont. Offering four bedrooms, 3.5 bathrooms, two open plan living areas (both with kitchens), a dedicated study, a sauna, swimming pool and more, whether you're a family unit or regular entertainer, here's so many ways to enjoy this striking home on the hill. Behind established irrigated landscaping that include swaying palms and pencil pines, a Tasmanian oak front door flanked by Bokara freeform stone walling guides you into the entry onto all natural limestone floors, complete with underfloor heating. To your left, a cloak room offers plenty of storage for visitors or an extended wardrobe, with the ability to easily convert to another bedroom or study. Ahead, more Bokara stone wraps a two-way gas fireplace that faces onto both the hall and the lounge, creating an instant impression. Other standout features include cavernous ceilings, Clipsal Saturn light switches, and a great wall of heat-resistant 12mm glass that wraps the top level, ensuring you take in priceless views to the city wherever you happen to be standing or sitting. The generous lounge includes a large built-in TV and fabulous mood lighting, encouraging you to turn down the main lights at night and take in the spectacular views over the city. Sitting amongst it all is a spectacular glass lift, a statement piece that carries you with style from the open plan living to the pool on the lower level. A lovely modern guests' powder room creates entertaining convenience, while the sumptuous chef's kitchen boasts a vast Caesarstone benchtop and serious scale. Enjoy Miele appliances including an integrated coffee machine, microwave, fan forced oven and steamer oven, plus a large induction, integrated rangehood and dishwasher. Bay windows over the kitchen sink offer valley views, while both the casual and formal dining areas open up completely to the balcony beyond, a prime spot for breakfast, entertaining and so much more, with phantom screens allowing you to enjoy an all-day breeze. When it comes to keeping the home cool in the heat of summer, or secure while you are away, electric blinds cover the top two levels, creating a cool and private sanctuary. Travelling the stairs to the middle level, find three carpeted bedrooms with more uninterrupted views. Two include mirrored built-in robes, ceiling fans and sheer curtains, and share use of a luxurious main bathroom that boasts beautiful tiling and underfloor heating, a back-to-wall freestanding bath, large vanity and walk-in shower. For the heads of household, the main bedroom boasts sheer curtains and a ceiling fan, a wraparound balcony, a walk-through robe and private ensuite with a large walk-in shower, feature wall tile, large vanity and plenty of storage. Around the corner, a great laundry includes a huge double sink, while a private study includes plenty of storage, and a separate entrance ideal for home offices. Finally, emerge on the lower level to find a beautiful second living area ideal for teens and generational families alike. A stylish wine cellar is set into more freeform stone, with a huge living space including a kitchen that opens via bifold doors to the outdoor living. A sauna and fully-tiled bathroom with a travertine mosaic feature wall and rain shower perfectly complement the outdoor living beyond, encouraging you to bounce between the sauna, shower, and that jaw-dropping infinity pool. Wrapped in private hedging and swaying palms, your outdoor entertaining area offers everything you need for quiet nights in and parties alike. Look forward to turning on the pool lights as the sun goes down and slipping into the water to take in the city lights and yearly fireworks alike. Quiet, secure and private, this exceptional family home or entertainer makes both winter and summer living an absolute joy in Beaumont. Tucked away from the busier slopes of Beaumont and Glen Osmond, but close to Burnside Village shopping, quality private schools, the foothills and the freeway, enjoy peace from your lofty elevation and a sense of daily wonder overlooking Adelaide – all while just twelve minutes to the Adelaide CBD from Caithness Avenue. More features to love:- Double garage and additional off-street parking under shade sail- Fully-tiled and heated infinity swimming pool with lights and city views- Steam sauna- Reverse cycle ducted A/C to top two levels, remote-controlled gas fireplace plus split system A/C to lower level and study- Underfloor heating under natural limestone floors of the top level and also the main bathroom- Glass lift traversing all three floors- Secure alarm system, keyless entry via keypad or fob, intercom across three levels plus electric shade/security blinds across majority of windows- Bill reducing solar system- Great side access and service area with storage shed- Zoned to the coveted Glenunga International High School and Linden Park - Primary, close to Seymour College and within the catchment area for J B Cleland Kindergarten Inc- Just 4.3km to the Adelaide CBD Land Size: 576sqm Frontage: 22m Year Built: 1992 Title: Torrens Council: City of Burnside Council Rates: \$2682.60 PASA Water: \$497.83 PQES Levy: 288.10 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.