

2b Polynesia Grove, West Lakes, SA 5021

HARRIS

House For Sale

Wednesday, 10 April 2024

2b Polynesia Grove, West Lakes, SA 5021

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 404 m2

Type: House



Hayley Staltari
0412870541

\$1.535m-\$1.615m

Against the gently lapping waves of Delfin's shores, is an island rarity: lifestyle on one sublime level, and it's one of unequalled style, calibre and luxury on a carefree 404sqm allotment. It gleams from the outset and promises warmth and finesse within, led by 3m ceilings, floor-skimming architectural panes, plus the impactful brilliance of LEDs, skylights, and designer pendants shining a light on everything you crave...High end, custom-built chic. From its durable German engineered timber floors to its touchable stone surfaces and custom joinery, the up to 4-bedroom footprint assures ease in the most decadent measures for the family, downsizer or busy executive, where every square inch presents efficient perfection. An executive office for you or a separate living zone for the kids; that's the beauty of dual living zones, plus a purpose-built study nook to the heart of the home. Drawing you into a cocoon of seclusion, the master suite escapes to walk-in robe storage, the dual basins of a fully tiled ensuite, and a sliding glass reprieve to a courtyard sharing the night air or morning breeze. Built for the gourmet, inspiration will follow you around this slick entertainer's kitchen swathed in 40mm waterfall island benchtops, hosting a crowd under crisp lighting, with a top-end checklist of appliances, finishes and a seamless butler's wing. The tiled alfresco unites friends in style against plantation shutters, beneath ceiling fan comfort, and the hands-free green of a garden designed for virtually zero maintenance, which leaves the incredibly busy buyer one less thing to distract them from island life...Across the lake or upon it – West Lakes radiates leisure. Browse Westfield's Mall, meander Brebner Drive for cafes, dine at The Lakes Hotel, or schedule slow lakeside walks or brisk beach strolls along Tennyson's shores. A rare find indeed, and one purely for the discerning. Just don't let it slip by. Rare high spec opulence on approx. 400sqm of Delfin lifestyle: - Contemporary living on the lake's finest leisure edge- 3m ceilings - Alarm security- German engineered timber floors- Quality internal & alfresco plantation shutters - Feature skylights, recessed ceilings/curtains with feature lighting- Up to 4 bedrooms (or 3 + dual living areas)- 2 designer bathrooms- Secure double garage with internal access- Custom joinery, feature cladding & gas log fireplace to living zone- Inbuilt study nook - Chic kitchen with 40mm waterfall island benchtop, entertainer's oven, ASKO dishwasher, Westinghouse appliances & seamless butler's wing- Master with private courtyard, WIR & luxe fully tiled ensuite- BIRs to bedrooms 2,3 & 4- Ducted R/C A/C- Intercom with camera- Impressive solid timber front door with Crim-safe security door for additional air flow- Zoning for West Lakes Shore School & Seaton High Specifications: CT / 6227/582 Council / Charles Sturt Zoning / WN Built / 2020 Land / 404m² (approx) Frontage / 11.88m Council Rates / \$2,259.5pa Emergency Services Levy / \$216.3pa SA Water / \$328pq Estimated rental assessment: \$850 - \$900 p/w (Written rental assessment can be provided upon request) Nearby Schools / West Lakes Shore School, Hendon P.S, Westport P.S, Alberton P.S, Le Fevre Peninsula P.S, Seaton H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409