

**319 Lady Gowrie Drive, Taperoo, SA 5017**

**Sold House**

Friday, 27 October 2023

319 Lady Gowrie Drive, Taperoo, SA 5017

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 650 m2**

**Type: House**



Kate Smith  
0419183371



Jett Matthews  
0477005271

**\$1,185,000**

Unrivalled elevation with 180-degree views from The Palais to North Haven; that's what this retro solid brick home on a prime 650sqm\* waterfront stance provides with vision for more than just the rolling waves...And with no footpath crossing your deep 15m\* frontage plus discreet rear lane dual garage access, foot traffic points to the coastal trail opposite, giving you maximum privacy. Set over 2 uniquely arched levels, the Boho-meets-Byron vibes applied to this 4-bedroom, 3-bathroom home is ingenious, just like the super-efficient living room European log fire, 16kW solar, 20kW battery, new lighting, bathroom upgrades, and uplifting new landscape. Imagine if you went full throttle. There's still wiggle room to renovate or rebuild (STPC.) For spectacular sunsets and storm-watching, head up to the 45sqm\* terrace; from dusk, you'll descend to the re-covered alfresco under strung festoon lights, where plans have been approved to build out from the kitchen. Headlined by the huge \$15K Bellina 4-oven cooker and induction cooktop, the repainted kitchen's joinery is pastel pistachio fabulous - yet nothing tops the bespoke, hand-made Italian porcelain tiles featured in 2 of the new bathrooms (and in Vogue magazine.) Assuming you'll claim the luminous upper level with its floating-on-air sea views and ensuite as your parent's wing, a 2nd main bedroom downstairs is ideal as a guest retreat with its own ensuite and walk-in robe. There's so much more: a home office - check, casual and formal living zones - check; adjoining dining and sitting rooms - check, check; plus, a pet-friendly grassed rear garden, yet all you need is the beach... Embrace the emerging new-look Fort Largs community, max your step counts from pier to pier, supervise play at the dog park, Snake Pit and Roy Marten Park, or wave the kids off to Ocean View College; it's all part and parcel of the beach life that could be yours. What a spot this is, with Semaphore virtually next door. More enticing aspects:-  
- Captivating 180-degree beachfront views  
- Side lane access to detached dual-car garaging  
- Renovate or rebuild potential - STCC  
- Panoramic sea-viewing terrace & all-seasons patio  
- Coastal trail attraction opposite  
- Automated Alexa lighting  
- New 16.7kW solar (4 months old) + 20kW battery  
- New \$15K energy-saving Bellina cooker & induction top  
- Bespoke hand-made Italian porcelain bathroom tiles  
- 2-minute walk to Fort Largs for its new gym, creche & markets to come  
- (New seafood restaurant anticipated for Christmas)  
- And so much more... \*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. \*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. \*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043