

**34 Rossall Road, Somerton Park, SA 5044**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 22 February 2024

34 Rossall Road, Somerton Park, SA 5044

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 560 m2**

**Type: House**



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## Contact agent

Recently completed in 2020 by Bradford Homes, this stunning five-bedroom residence offers luxurious and high-tech living over two spacious levels a skip to the sea in popular Somerton Park. Utilising the most of its 560m<sup>2</sup> allotment with a total 349m<sup>2</sup> of living largely situated on the ground floor, it's a great floorplan for families with small children or those averse to stairs. Upstairs is comprised of a second living space/theatre and fourth bedroom with an ensuite to create an ideal guest or teen wing, while three bedrooms, a study and the open plan living are all conveniently located on the ground floor. A private contemporary façade guides you to enter a central hall onto floating timber floors. To your right, the study or fifth bedroom boasts double windows and a built-in desk to create a peaceful workspace. Two carpeted bedrooms ideal for the kids are tucked off the hall and include built-in robes while sharing use of a glorious main bathroom with a large shower room, back-to-wall freestanding bathtub and a handy separate toilet. Across the hall, the main bedroom suite boasts pool views, a large walk-in robe, and a spacious fully-tiled ensuite complete with a lengthy double vanity and a decadent double shower. Open plan living ties all your spaces together with exceptional style. You'll love the interconnectedness of the dining, lounge, kitchen and outdoor living, wrapping the sparkling swimming pool and flowing out to the Alfresco and garden. Pendant lighting defines the dining and illuminates the kitchen's hearty Caesarstone island bar, with a walk-in pantry concealing your fridge, more storage and a second sink, and handle-free 2-pac style cabinetry working together to create a sleek and clutter-free minimalist style. You'll love the high-quality Smeg appliances including a gas cooktop and dual ovens, and the impressive outdoor kitchen too, that includes a built-in BBQ, a gas pizza oven and more fridges. Outdoor living evokes a sense of everyday escapism, from the stylish tiles and timber-clad ceiling to the glass fencing that ensures uninterrupted views to the pool. Beyond, a deck leads out to clean-cut hedging and lawn to provide timeless landscaping and room to play, with a third outdoor access powder room ideally Exceptionally thought out and fabulously executed, this wonderfully designed home leaves no stone unturned in shaping an effortless and joy-filled lifestyle for its residents in Somerton Park. A breezy walk to the beach and Brighton Road alike, enjoy easy everyday shopping at Woolworths Brighton and brilliant access to coveted zoned local schools and private schools alike. Spend your time off exploring the cafes of Jetty Roads Brighton and Glenelg, strolling or jogging the esplanade from Seacliff to Henley, and enjoying time on the sand from your idyllic home base on Rossall Road. More features to love:- In-ground automated smart app freshwater pool with electric heating and a eight-seater spa- Outdoor TV on rotatable brackets for pool or dining viewing- Industrial reverse cycle ducted A/C throughout with linear vents plus feature gas fireplace- Secure double garage with store space and panel lift door plus further secure off-street parking- Fully automated smart app irrigation to the front and rear gardens- High security gate and smart app automated intercom at entry- Keyless house entry- Integrated speaker home theatre- Secure alarm system- 13.2kW solar system installed 2020- Gas hot water system- Rainwater tank plumbed to W/C- Zoned to Brighton Secondary and Paringa Park Primary, walking distance to Sacred Heart College and within the catchment area for Somerton Park Kindergarten- Easy access to public transport along- Just 550m to the Somerton Park esplanade, 2.5km to Westfield Marion and under 10km to the Adelaide CBD Land Size: 560sqm Year Built: 2020 Title: Torrens Council: City of Holdfast Bay Council Rates: \$3059 PASA Water: \$308.28 PQES Levy: \$280.55 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.