

**35A Gibson Street, West Beach, SA 5024**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 12 June 2024

35A Gibson Street, West Beach, SA 5024

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 354 m2**

**Type: House**



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## Best Offers By 24/6 (USP)

Best Offers By Monday 24th June at 10am (Unless Sold Prior). Ideally placed and exceptionally executed, this 2022 Torrens titled smart residence by Urban Built Concepts will transform the way you live with wonderful coastal access and an unrivalled home base a dash to the shores of West Beach and Henley South. Savour every day spent within a grand four bedroom, three bathroom, three living space residence tucked unassumingly behind a minimalist yet commanding exterior of Colorbond cladding and breezeblock brickwork. Considered designer landscaping evokes everyday escapism with olive trees and hanging greenery, while a towering front doors hints at the exemplary scale and quality that lies within. Step into the entry onto polished concrete floors, complete with underfloor heating for year-round comfort, and take in the majestic sense of space created by 3.6m ceilings that carry throughout the ground floor. Timber floating stairs with LED lights set into the stair railing carry you to the sleeping quarters above, while below, discover the entertainer's wine room, the classy addition to your entertaining setup that you didn't know you needed. Also on the ground floor find a double bedroom ideal for guests or teens, positioned next to a striking Terrazzo-tiled bathroom with a large walk-in bathroom and fitted with mirrored built-in robes for everyday practicality. Texturally rich and impressively scaled, the open plan living delivers on true wow-factor. Take in feature timber panelling, sweeping 3.6m sheer curtains, walls of west-facing glass framing a tropical garden, and a beautiful kitchen centred around limestone benchtops and splashbacks. A vast island bar resides under strip lighting and includes an integrated timber dining table for easy casual dining, while deluxe black Fisher & Paykel appliances include an oven, combo steam oven/oven, 900mm induction cooktop, rangehood, a fully integrated fridge, and a Bosch integrated dishwasher. Smart home automation includes voice automation via Alexa and Google for lighting, heating and cooling, gas fireplace, pool, front gate and garage door. A gas fireplace laid into more gorgeous limestone sets the mood for the season ahead, while beyond a wall of glass, outdoor living expands across a glorious decking. Dark timber panelling and fresh white walls form a backdrop to lush established palms to shape a luxurious private sanctuary reminiscent of your last overseas adventure. Central to it all is your fully-tiled swimming pool, sparkling in pale blue and wrapped in high quality pavers. Enjoy a louvred vergola that allows you to open the deck up to the sun and stars, and a striking floating outdoor kitchen with a built-in BBQ. Upstairs to the sleeping quarters, enjoy the everyday luxury of loop pile carpet and 3m ceilings. But first, a theatre room offers a wonderful second lounge away from the busyness of open plan living. Stylish bedrooms three and four are double in scale and fitted with more mirrored built-in robes, while sharing use of a striking fully-tiled main bathroom complete with a large walk-in rain and gold fixtures. Finally, set on the front of the home behind more sheers, the main bedroom suite delivers elegance for the heads of household. Enjoy a two-way walk-in robe with custom oak-finished cabinetry and a dressing table, and a jaw-dropping ensuite complete with a curvaceous freestanding bath, a double shower with dual rain shower heads, and a spectacular limestone double vanity. Stirring in its Architectural brilliance, this state-of-the-art home is ready to make one household very happy in West Beach. Surrounded by quality new homes on Gibson Street, you're ideally positioned for to enjoy an abundance of family recreation, including a local BMX track, river walk, tennis courts, and the seemingly endless expanses of the suburban Esplanade. Embrace dining out at Henley Square and within Glenelg precincts as well as within the new West Beach Surf Club, and enjoy your proximity to Henley Beach Sailing Club, Kooyonga Golf Club and Adelaide Airport. Land Size: 354sqm Frontage: 12m Year Built: 2022 Title: Torrens Council: City of West Torrens Council Rates: \$1600 PASA Water: \$275 PQES Levy: TBC 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.