

**35A Hobart Road, Henley Beach South, SA 5022**



**House For Sale**

Friday, 24 May 2024

35A Hobart Road, Henley Beach South, SA 5022

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Michael Georgiadis  
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**AUCTION ON SITE Sat 15/6/2024 at 3.00pm (USP)**

AT A GLANCE: \*271m<sup>2</sup> OF LUXURIOUS LIVING SPACE (approx.) \*4 BEDROOMS (1 on lower level) \*AMAZING OPEN PLAN LIVING AREA PLUS 2nd LIVING AREA ON UPPER LEVEL \*3.5 BATHROOMS \*REAR ALFRESCO WITH KITCHEN FACILITIES \*LOW MAINTENANCE SECURE REAR YARD \*EXTRA-LARGE 2 CAR GARAGE WITH INTERNAL AND REAR YARD ACCESS. THE LOCATION Henley Beach South offers the perfect lifestyle when it comes to location, this prime beachside location is sure to offer some amazing family experiences when comes to leisure times, enjoy a short stroll from Hobart Road to golden sands, glistening water and unbelievable sunsets, or head to nearby Henley Square and enjoy renowned restaurants and cafes. Other important aspect of this location is the amazing choice of schools available, zoned for Henley High, Henley Beach Primary, St Michael College, and Star of the Sea Schools, all within close proximity. Multiple shopping precincts at Henley Beach, West Beach and Harbour Town are only minutes away, or take a quick 20-minute trip by car or public transport to the Adelaide CBD. THE PROPERTY IT'S AMAZING, walk into a showcase of elegance and quality throughout. This Architecturally designed executive home is an absolute beauty, enjoy two levels of luxurious living. The lower level is all about family living and entertaining on a grand scale. The stunning open plan living area has been designed to perfection. The Master Chef kitchen has Euro appliances, 900mm oven, 900mm gas cooktop, range hood, dishwasher, stone bench tops and Butler's pantry fully fitted out. The adjacent living and dining area integrates with the fabulous outside Alfresco complete with Beefeater Signature Series 5 Burner BBQ, Beefeater side burner, Euro 1200 Range Hood, gas connection and stone bench tops. This level has the convenience of a master/guest bedroom with walk-in robe and deluxe ensuite, good size study, powder room, under stair storeroom and large laundry with 2pac cupboards. The upper level is just as amazing, comprising 3 double size bedrooms, all with ceiling fans and built-in robes, master with superb sunset views, spacious walk-in robe and an ensuite to be proud of. The 2nd living area on this level has a study nook with 2pac overhead cupboards and licorice Linea Laminex matte desk. This level is serviced by a full-size bathroom with separate wc. Front and rear garden areas are immaculately landscaped, automatic sprinkler system throughout. Secure parking in the extra-large double garage with 2pac storage cupboards and auto panel door, plus further driveway parking for 2 vehicles. Other features to love about this home include: \* Actron reverse cycle heating and cooling A/c 23kw 3 phase \* Jet Master gas fire in family room \* Built-in wall and ceiling speakers in family room \* Stone benchtops in kitchen, pantry, alfresco and all vanity's \* Upstairs linen cupboards 2pac \* Kitchen overheads lift up Blum doors 2pac, breakfast bar and Insinkerator \* Temperature control gas hot water system \* Mirrored splash back with LED strip lighting above \* Quality window treatments include sheers, blinds and Roman blinds \* Crow runner alarm system with Reid switches to front door, garage door and rear side doors \* Front door intercom system \* Solid Vic Ash staircase \* Hub system includes Data, Foxtel, TV Antenna to every room Nothing has been compromised in this stunning home! PLEASE NOTE the Form 1 - Vendor's Statement (Section 7) Land and Business (Sale and Conveyancing) Act 1994 may be inspected at Michael Kris Real Estate office located at 538 Grange Road, Henley Beach for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts."