

38 Griffiths Street, Henley Beach, SA 5022



House For Sale

Thursday, 1 February 2024

38 Griffiths Street, Henley Beach, SA 5022

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 388 m2

Type: House



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Best Offer By Mon 19th Feb at 5pm (USP)

Refined contemporary class is exceptionally showcased in this newly built luxury residence to deliver a stunning family haven that is as elegantly opulent as it is brilliantly functional. Cleverly constructed with generational living at front of mind, this Henley Beach landmark property offers the ultimate convenience in meeting the needs of any occupant. Built to an immaculate standard in 2023, occupying a commanding position within metres of the stunning Henley Beach coastline, every inch of this exceptionally well-designed Griffiths Street home has been meticulously thought out. With comfort and convenience at front of mind this unique offering presents ultimate versatility in adapting to the ever-evolving lifestyle requirements of the modern family. Best Offer by 5pm Monday the 19th of February (unless sold prior). Striking in its dual-level design, this extraordinary custom residence delivers first class entertainment opportunities with a state-of-the-art kitchen, featuring both down-stairs and up-stairs master bedrooms and vast interior spaces which effortlessly extend to a stunning alfresco entertaining area which is certain to attract entertainers. Now is your opportunity to capitalise on this flawlessly executed modern build and embrace an enviable beachside lifestyle for your family to enjoy for generations – welcome home to 38 Griffiths Street.

Ground Level Features:- Luxurious master suite featuring an expansive modern ensuite and walk in robe.- Modern ensuite bathroom complete with a large shower, vanity, well-appointed toilet and floor to ceiling tiles. - State-of-the-art designer kitchen featuring quality stone benchtops, soft close cabinetry, feature splashback, large island bench with breakfast bar, and fully equipped with Smeg appliances including first-class 900ml electric oven with 5-burner induction cooktop and dishwasher.- Large walk-in butlers pantry with ample cupboard/bench space.- Expansive open-plan family living and dining area.- Stunning alfresco entertaining area placed adjacent to the family living area and kitchen to create an incredibly dynamic indoor/outdoor entertaining space.- Modern bathroom complete with toilet and vanity, offering ultimate convenience for your family and guests on the ground level- Laundry with side access.

First Level Features:- Spacious second living that is perfect for large families. - Master bedroom with walk through robe and ensuite with floor to ceiling tiles. - Two additional upstairs bedrooms featuring built in robes. - Expansive family bathroom between the bedrooms, complete with a shower, vanity and a beautiful feature bathtub.- Separate W.C with dual vanity and toilet.

Additional Features:- Impressive backyard space including beautiful, landscaped gardens, rainwater tank, and a generously sized grass area – ideal for kids and pets.- Double garage featuring an automatic roller door, and convenient direct internal or external access.- Ducted reverse cycle air conditioning installed for complete comfort all year round.- Idyllic location with walk through access to Henley Square within less than 5 minutes. - Ground and upper floor featuring 2.7M ceilings.- HikVision intercom system.- 3 Phase electrical power system.- Rinnai 26L instantaneous gas hot water system.- Engineered Zappia Oak hardwood floors. - Exposed aggregate driveway and surrounding property. - Stylish selection of window treatments and light fittings.

Occupying a prime position within one of South Australia's most highly desirable and tightly held beachside suburbs, and just 750 metres from the pristine Henley Beach coastline with a reserve across the road and Henley Oval and one block away, this is a rare and exciting opportunity to capitalise on a stunning ultra-modern build, and take claim to an enviable lifestyle defined by class, convenience, and complete connectivity. There's so much to love about this incredibly sought-after Griffiths Street address, with the ever-popular Henley Square providing immediate access to trendy café's, renowned restaurants, and a variety of great local shops to fuel your dream cosmopolitan lifestyle.

Specifications: Year Built / 2023 Land Size / 388 m² Council / Charles Sturt

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