

38 St Nicholas Avenue, Port Willunga, SA 5173

House For Sale

Friday, 14 June 2024

38 St Nicholas Avenue, Port Willunga, SA 5173

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 831 m2

Type: House



Allison Blight
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Best Offers By 1pm Sun 30th June (USP)

Passive energy lies at the heart of this architecturally designed home, built with exceptional attention to detail in 2022. Sustainable and energy efficient features blend with luxury elements to create a north facing home full of natural wood, sunlight and tranquil spaces. Cathedral ceilings float high above the open plan kitchen and living room. North facing windows filter the winter sun and reveal views over the sparkling 'Naked' freshwater swimming pool and up to the sky. The kitchen end of the room opens to a private outdoor deck, edged by citrus trees. The accommodation wing includes a study nook, master suite with built in robes and ensuite with Japanese bath, plus 3 bedrooms with built in robes, a family bathroom with tub and floor to ceiling porcelain tiles, and a laundry. The garden has established fruit trees and is landscaped with low maintenance native plants and cement driveway. At the rear of the garden is secure garaging, equivalent to 3 double garages, with an automatic Gliderol garage door. The property is fully fenced and has an automatic sliding front gate. The home has ducted air conditioning and many sustainable features including a solar system 12.32kW. A 22,500 litre water storage tank and pump is plumbed to the whole house, which is also connected to mains water, electricity and sewerage. Nestled in this peaceful street is a park and playground and other bespoke and premium homes. Port Willunga has a sensational beach with soft white sand and crystal clear waters, perfect for swimming, surfing, snorkelling, fishing, kayaking and stand up paddle boarding. This historic bay is ideal for families with lots to discover, including ancient fossils, reefs and shipwrecks, old jetties, and caves. It's an easy stroll to the stunning beach or to the vibrant, historic Aldinga village for coffee, restaurants and shopping. Walking distance to a variety of schools, supermarkets, sporting and medical facilities and gyms. McLaren Vale cellar doors offer fabulous wine, food, music and art. Convenient to Willunga Farmers Market and Golf Course and it is only 45 kms to Adelaide and the Airport. This unique home boasts an extensive list of luxury, quality and sustainable features. See below and please contact Allison Blight on 0467556332 for more detailed information. Rental appraisal available. Internal North facing living area and master suite Kitchen Benchtop sustainable Dekton stone All appliances are premium Westinghouse White goods Bathrooms and laundry porcelain tiles Stone benchtops in bathrooms Bradford Wall insulation 2.5R, Ceiling insulation R6 No ceiling penetrations (Downlights) for thermal/draft control Cathedral roof space with silver top ash exposed beams Direct stick 15mm Engineered Board throughout house NBN External House designed for passive energy efficiency with low ongoing maintenance External cladding walls. (Sustainable, great sound properties and thermal characteristics) -Silver top Ash shiplap cladding eastern pod -Compressed strawbale panels cladding western pod with acrylic render and acrotex paint All external walls have cavity battens with Enviroseal sarking tap joints All decks in black bean Modwood with zero maintenance Solar system 12.32kW 14 panels east elevation, 14 West elevation with 10kW Sungrow Inverter Panasonic 14kW air conditioning with heat and cold zoned to all rooms and wet areas Z600 Heritage Galv patina roof sheets with 55mm insulation blanket, Raked roof in living with 30mm foam board in roof space above v groove ceiling 3 x Velux Skylights, 2 are operable in the kitchen Western pod monument aluminum windows with Brio external sliding timber shutters to control heat and cold transitions Eastern pod and entrance silver top ash doors and frames with Low E glass (thermal glass) Pool is fiberglass with a Naked Freshwater Swim System (silver and copper filtering system) and Robotic pool cleaner No chemicals required with Naked Swim System, system has remained balance levels all year HWS system energy efficient Heat Pump Garaging: 3 Sheds approx. 9m x 6m each shed. Car shed has an automatic Gliderol garage door Fruit trees Granny smith apples in pool area 2 x Pear trees 2 x Orange trees Mandarin tree Lemonade Tree 2 x Plum trees 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 335392