

46a Seaview Road, West Beach, SA 5024



House For Sale

Wednesday, 12 June 2024

46a Seaview Road, West Beach, SA 5024

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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EOI CLOSING TUESDAY 25TH JUNE AT 1:00PM (USP)

It's your very own ovation of the sea. Custom-built by Duthy Homes, this luxurious design aims for the waves and every glowing sunset from its premier beachfront position above the purest West Beach sand, an easy stroll to Jetty Road or cosmopolitan Henley Square. With soaring stature, faceted glass, and a solid concrete construction rarely found on the coastal strip, the car collector will awe at its undercroft garaging for six – reserving room for the home gym and/or workshop - while you live for long seaward gazes from two epic entertaining levels and sweeping waterfront terraces above. You could be on holiday, yet the executive buyer, semi-retired or keen entertainer could also call this forever. Timeless neutrals and sublime custom inclusions complete the impeccable floorplan, servicing every unique level with an internal lift and jarrah-tread staircase. Every accomplished cook's ace accompanies the Caesarstone-swathed kitchen including sleek 2-pac joinery plus a full sweep of Miele appliances from an induction cooktop, 900mm oven, rangehood, steamer and plate warmer to an inbuilt coffee machine. Panoramic living zones extend from the formal dining room, post-dinner games of billiards will turn to nightcaps into long nights of fun and entertainment, and upstairs, two large, private and robed bedrooms retreat to allow the palatially sized master wing to frame the sea with a wall-to-wall arc of glass. Between the under floor heated spa ensuite, indulgent fully tiled family bathroom, and guest powder room on the lower level, a rinse off under the outdoor shower will be your new beach walk ritual... If you can't make it to the Mediterranean, live like you can on a seafront that finds Henley for dinner yet comes home for calming, West Beach acclaim. **HIGHLIGHTS:** Torrens Titled C.2006 custom design by esteemed luxury builder, Duthy Homes Faceted glass framing the magical St. Vincent Gulf 4-person internal JPS lift to all levels Solid concrete pre-cast construction 6-car undercroft garage/workshop Intercom, alarm security & CCTV 3-phase power **BLUEPRINT:** Electric gated arrival Exceptional open plan living & entertaining spaces Expansive rear games room (sized for a competition pool table) with alfresco flow Ducted vacuuming & zone-controlled ducted R/C A/C Jarrah staircase Indulgent master wing with a spa ensuite, heated floors & towel rails Queen-sized bedrooms 2 & 3 with robes Fully tiled luxe main bathroom Optional 4th bedroom/executive office/parent's retreat with sublime sea views Sweeping terrace sea views Underfloor heating to main living areas & kitchen **LIFESTYLE:** Let the city take a 10km back seat while the idyllic coast becomes your focus moments from the West Beach Surf Club, Sailing Club, and Linear Park's outlet to the sea. Fine dine at Oceanique, brunch at the Beach Break Café, or do Holdfast Promenade for dinner and a cocktail. Here, world-class applies a short jaunt to Jetty Road retail with esplanade strolls at your leisure. **WEST BEACH:** West Beach is a quiet seafront suburb at arm's length of the electric Henley Square dining precinct. Zoned for Henley High School, it's on the private school axis for Immanuel College and St. Peters Woodlands School, an about-turn for Adelaide International Airport. Seaview Road is just a short drive to the outlet retail mecca of Harbour Town, ALDI and IKEA, within easy reach of public transport, local shopping, and world-class golf courses. *Property available for rent subject to vendors acceptance, \$2,300.00 to \$2,400.00 per week* **Disclaimer:** Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions – including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice. RLA 247163