

**93 Marlborough Street, Henley Beach, SA 5022**



**House For Sale**

Friday, 3 May 2024

93 Marlborough Street, Henley Beach, SA 5022

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 425 m2**

**Type: House**



Linda Van Hooff  
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## Contact Agent

Offers Close Wed, 22nd May - 5pm (usp) This is undeniably a first class home, in a first class location. Newly built, this gorgeous property is your opportunity to be the first to live in this elegant abode and enjoy some luxury poolside living. Perfect for executive couples, families, dual families, and retirees. This sizeable, low maintenance home is set on a generous 425 square metres of land, giving you that extra outdoor space to enjoy. This is a real entertainer with seamless indoor/outdoor living zones, top of the range interiors, polished concrete floors, butler's pantry, outdoor kitchen, poolside sun zone and plenty of grass for the kids to play. The footprint is clever and includes four bedrooms with two King main bedrooms, one on each floor, complete with opulent ensuite bathrooms and walk in dressing rooms. A second sitting area upstairs offers that separation from the main ground floor family area. Powder rooms have been created on each floor to provide convenience for guests and family. The location is pretty perfect with the beach and Henley Square all within walking distance. Leave the car at home and explore the choice of cafes, restaurants, shopping, and entertainment. Public transport, excellent private and public schools and sporting clubs are also within easy reach. If you are looking for a luxury home in Henley Beach, then this one is hard to beat. What we love:- Double garage, Steel-Line sectional auto garage door, polished concrete floor, direct entry to the home, additional off-street secure parking for two cars.- Executive kitchen has all the bells and whistles - top of the range Bosch appliances include a fully automatic espresso coffee machine, two 600cm Pyrolytic self-cleaning wall ovens, a third microwave/convection combination oven, Flame Select 5 burner gas cook top with 9 levels of precise power selection, extractor hood, sink, window glass splashback, three metre island bench, stone counter tops, wine fridge cavity, extensive storage drawers, plumbed fridge cavity, adjoining butlers pantry includes open shelving, counter space, double sink and dishwasher.- Open plan living is perfect for entertaining with sliding stacker doors that open to a covered alfresco, 6 x 3 salt chlorinated pool with water fountain, lawn, and garden.- Air touch reverse cycle heating and cooling offer all year comfort and a feature electric flame heater creates the perfect ambience during the cooler months. 3.6 metre high ceilings to ground floor living room and alfresco- A separate vanity room and toilet sit adjacent to the laundry with glass door access to a drying area.- Four bedrooms, all with storage, two main king bedrooms, one on each floor, both enjoy walk in robes and fully fitted luxury bathrooms that include large vanities with dual basins, free standing luxe baths, dual rain shower heads and additional hand held shower.- Timber open tread staircase leads up to a second, north facing living zone with access to a balcony via a sliding glass door.- Third bathroom upstairs includes a separate vanity room, toilet, and shower room. Additional extras include glass pool fencing, screened pool equipment, high quality aggregate drive and pathways, electric sliding driveway gate and secure pedestrian entry, designer pendant lighting, Lucci ceiling fans, block out blinds, outdoor kitchen with dual door wine fridges, sink and built in Crossray Heatstrip barbeque and so much more. Inspection is a must to fully appreciate this beautiful home. I look forward to showing you through. Available to inspect outside of advertised viewing times. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403