

**1 Dineen Place, West Beach, SA, 5024**

**NOAKES  
NICKOLAS**

**House For Sale**

Saturday, 12 October 2024

**1 Dineen Place, West Beach, SA, 5024**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Darcy Harcourt  
0435756245

## Settle into a Sparkling New Slice of Palm Springs just 250m from West Beach.

Best Offers By 28/10 at 10am Unless Sold Prior

Just one block back from the serene stretch of West Beach seaside, this custom XG Build delivers a brand-new, four-bedroom bespoke sanctuary that encapsulates every aspect of modern luxury with a stylish Palm Springs influence.

Rounding the curved wall of the entry, the stylish scope of open plan living is realised, luxuriously appointed with an electric fireplace, wealth of woodgrain cabinetry, feature pendant lighting and a fluted island bench that unites both dining and quality-appointed kitchen.

Promising to take your entertaining capabilities up a notch, the built-in bar of the lounge services an underroof alfresco through bifold doors, where a Euro BBQ kitchen awaits to cater easy outdoor dinners after a lounging by the seaside all day.

Offering a guest or master-worthy bedroom with ensuite to each level, the three bedrooms of the spacious second level surround another large living retreat, granting sliding door access to a balcony that elevates gold hour drinks with its magical ocean sunset backdrop.

All three opulent bathrooms feature full tiling, gold hardware, frameless shower screens, stone benchtops and backlit mirrors each a dreamy space to infuse a little Eos hotel-luxe into your morning routine.

With the Esplande just 250m from your front boundary, set out for walks to Henley Square grabbing a Joe's coffee at the halfway mark, spend weekends teeing off on the nearby fairways and playing sandy games of family beach cricket it's the perfect stylish slice of Palm Springs chic to settle into just in time for summer.

### Features

- ☑ Walk-in pantry with internal garage access
- ☑ Electric gates, security alarm & CCTV
- ☑ Walk-in/built-in robes to all four bedrooms
- ☑ Three bathrooms, plus downstairs powder room
- ☑ Freestanding tub
- ☑ Ducted R/C air conditioning
- ☑ 5kW solar system
- ☑ Floating floors, plush carpets & sheer curtains
- ☑ Double glazed windows & bifold doors
- ☑ In-built vacuum cleaner
- ☑ Huge amount of custom storage over both levels
- ☑ 3m ceiling downstairs, 2.7m upstairs
- ☑ NBN ready

### Lifestyle

- ☑ 250m from the ocean
- ☑ Bus stop on your doorstep
- ☑ Footsteps from Henley Square, Linear Park Trail, West Beach Golf Club & Apex Park
- ☑ Zoned for popular Henley High & 900m from West Beach Primary
- ☑ Proximity to Star of the Sea & St. Michael's College
- ☑ Just 15-minutes from the CBD

Rates

Council \$TBA

SA Water \$TBA

ES Levy \$TBA

City of West Torrens

Torrens Title

Year Built 2024

Disclaimer at [noakesnickolas.com.au](http://noakesnickolas.com.au) | RLA 315571