

16 Laurence St, Dover Gardens, SA, 5048

NOAKES
NICKOLAS

House For Sale

Saturday, 10 August 2024

16 Laurence St, Dover Gardens, SA, 5048

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Type: House



Sam George
0400260066

Endless Potential to Complete this New Build on Laurence.

This thoughtfully designed family home is nearing its completion, with some further investment and vision there is endless opportunity to finish this project to your liking. It offers adaptable and forward-thinking living spaces to accommodate the evolving needs of your family.

Offering four bedrooms and further flexibility within the garage. The floorplan currently offers two downstairs bedrooms and bathrooms, generous open plan living, and two upstairs bedrooms with ensuites and kitchenette provisions, to provide independent living for a total 326m² across the spacious 827m² allotment.

Behind an impressive two-storey facade of hebel, timber and stone, a central hallway guides you into the home. First, a possible ground floor main bedroom enjoys a favourable northerly orientation, with a stylish fully-tiled ensuite including a large bath, walk-in shower and bidet.

The main bathroom follows the same formula, and sits adjacent to bedroom two, ensuring each bedroom has access to a bathroom of their own. Rounding out the sleeping quarters, upstairs bedrooms three and four include ensuites and kitchenette provisions.

The open-plan living/kitchen is fitted with a large freestanding oven and gas cooktop, adjacent dining and lovely north-facing windows. Beyond, the backyard is wrapped in charcoal good neighbour fencing, and is the perfect blank canvas for a future pool, veggie garden/greenhouse (wiring in place), or landscaping to suit your style.

You're a 25 minute walk to the beach, 400m to coffee at Banks and Brown, and just 550m to Patritti Wines. Spend weekends on the sand or shopping up a storm, explore local reserves and parks, take advantage of favourable school zoning, and enjoy a balanced lifestyle on Laurence Street.

More to love:

- Reverse cycle ducted A/C throughout plus ceiling fans to bedrooms and living
- Secure garaging for four cars/workshop with 15 amp, three phase power, two roller doors and further off-street parking
- Secure alarm system wiring in place
- 10kW solar system
- Dual instant gas hot water systems
- 5000L underground rainwater tank plumbed to toilets
- Zoned to Brighton Primary and Brighton Secondary, close to Flinders Univeristy and Westminster School and within the catchment area for Dover Kindergarten
- Moments to public transport along Brighton Road plus 1.6km to Brighton Railway Station
- Just 1.5km to Brighton Beach, 860m to Westfield Marion and 10.8km to the Adelaide CBD

Land Size: 827sqm

Frontage: 13.67m

Year Built: 2023

Title: Torrens

Council: City of Marion

Council Rates: \$3052PA

SA Water: TBA

ES Levy: \$250PA

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