

25 Cormorant Drive, Hallett Cove, SA 5158

House For Sale

Saturday, 29 June 2024

25 Cormorant Drive, Hallett Cove, SA 5158

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 827 m2

Type: House



Glenn Nelson
0400133695



Jessica Clarke
0407312091

EXPRESSION OF INTEREST

Located in the prestigious 'Headland Estate' on the coastal strip of Hallett Cove, this custom designed 2022 Samuel James luxury home, offers effortless coastal living and spacious entertaining with next level finishes. Step inside, and you'll see the high end finishings throughout creating a seamless transition from the main bedroom all the way through to the open plan living, dining, and kitchen area with large picture windows overlooking the pool, a gas fireplace in the optional living spaces perfect to relax, and curl and warm up in front of during these cold winter nights. The large designer JAG kitchen boasts gorgeous 70mm waterfall benches and is well equipped with soft-close drawers, state-of-the-art BOSCH series 8 high quality appliances (multi-function pyrolytic self-cleaning oven, 90cm Induction cooktop, integrated coffee machine and dishwasher) The inviting grand master bedroom is perfectly finished with a large walk-through wardrobe and also boasts a luxury ensuite where you can enjoy soaking in the deep free-standing bath, his and hers vanity and a luxurious shower tower. Follow the split-level home up to the study nook, two other bedrooms both with built in robes, and the fully tiled main bathroom complete with single vanity and shower tower. Thoughtfully designed and expertly executed, this residence comes with an extensive list of quality features that add to the comfort and functionality including 3.35m high ceilings throughout, reverse cycle heating and cooling - ducted and zoned for maximum comfort, lots of storage space with built in cupboards in powder room as well as in the main hallway. The covered entertaining area offers the perfect spot to entertain friends or relax and enjoy the everchanging views, stunning sunsets, the sound of the waves washing onto the beach, and often spot some dolphins and the odd whale. New Years will most definitely be at your place! You can enjoy uninterrupted views of the fireworks along the coastline from the comfort of your own home. The entertaining experience continues into the large, low-maintenance rear garden, with spectacular in-ground magnesium heated swimming pool with built in jacuzzi. Hallett Cove offers so much for the active lifestyle where you can walk, run or just enjoy the many trails close by and reserves connecting to world renowned conservation parks. Pathways that lead you to a morning coffee shop or to the interconnecting train station taking you further South or to the City. Convenience in every way and out of the hustle and bustle of typical inner-city living. Features we love:

- Enjoy grand 3.35m ceiling heights throughout
- Master with large walk-through robe and ensuite featuring a free-standing bathtub, double vanity and shower tower.
- Large designer JAG kitchen with a black granite sink, 70mm waterfall stone bench tops and state-of-the-art BOSCH appliances including pyrolytic oven, 90cm induction cooktop, Integrated coffee machine and dishwasher.
- Spacious open plan living opening onto covered tiled alfresco area, enjoying a number of spaces for outdoor dining and entertaining
- Covered entertaining area with an In-ground magnesium heated swimming pool with built in jacuzzi + outdoor shower. Bali hut bar ready for milestones with the family
- Low-maintenance rear garden + Mediterranean-style front courtyard with Portico entrance
- Super sized garage with storage & workbench + additional driveway parking able to accommodate another four vehicles/boat/caravan

High Quality Build Features:

- 6 Star energy rating with 18kW solar system + 14kw Tesla power wall Battery
- Three-phase electrical power
- Clipsal LED light switches, crystal LED chandelier
- Panasonic NanoeX 22kw Zoned/Ducted heating and cooling system
- B&D 2.8m Electric garage doors with remote control
- HIK Vision camera system + Intercom + Alarm system with remote control

Property Specifications; C/T: 5068/784 Year Built: 2022 Land Size: 827m² City of Marion Council Rates: \$3,175.89p.a SA Water: \$258.40p.q Glenn Nelson | 0400 133 695 Jessica Clarke | 0407 312 091 We Create Success | Hallett Cove Specialists

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