

**39 Griffith Street, Henley Beach, SA 5022**

**GaryJSmith**

**House For Sale**

Monday, 1 July 2024

39 Griffith Street, Henley Beach, SA 5022

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 357 m2**

**Type: House**



Craig Smith

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## Contact Agent

Note: Floor plans will be published on Monday 1st July. Set for a late a summer completion, these architectural Torrens titled family residences by national award winning builder Exterior Dimensions will change the way you live in Adelaide's most exciting coastal suburb. Offering four double bedrooms, 2.5 bathrooms, two living rooms and dedicated study spaces over two spacious levels, the tone is set for a deeply satisfying and spacious home within your very own high end build. Rising with commanding street presence over Griffiths Street, impressive two storey facades nod to coastal proximity with light neutral tones and the natural texture of timber and Allstone Quartzite Coastal stone, hinting at the sumptuous interiors within. Enjoy high quality features including 3m ceilings to open plan living, stylish square set cornicing, LED lighting, seamlessly integrated outdoor living, Corian benchtops throughout, and impeccable tiling selections. Central to everyday living, designer kitchens include curvaceous fluted island bars, warming timber tones, feature 'Kit Kat' tiling, high end Bosch appliances and a butler's pantry, working with synergy to bring joy to your daily cooking routines. Artistic lighting, built-in entertainment units and a feature gas fireplace define your lounge and dining spaces, while vast glass doors slide back to reveal chic tiled terraces beyond, your scene for stylish outdoor living and entertaining. Between the terrace and easy-care irrigated landscaping, maintenance is kept to a minimum, leaving more time for relaxation and leisure. All carpeted for comfort, four double bedrooms provide relaxing sanctuaries for the members of your household. Favourably placed on the ground floor, the main bedroom boasts a sleek walk-in robe with custom joinery, and a beautiful ensuite bathroom with floor-to-ceiling tiling, a large walk-in shower, and a double vanity with raised basins and feature LED mirrored cabinets. Upstairs, three more bedrooms are fitted with built-in robes and share use of the retreat, perfect for cosy movie nights, and the main bathroom, configured three-way and including more designer tiling as well as feature LED frameless mirrors and a gorgeous curved back-to-wall corner bathtub. Residence 1 details: 295m<sup>2</sup> approx. of spacious living on 327m<sup>2</sup> approx. allotment Corner allotment with double garage accessed via Varcoe Street North-facing terrace Dedicated study Option to include a swimming pool Residence 2 details: 291m<sup>2</sup> approx. of spacious living on 357m<sup>2</sup> approx. allotment Front-facing double garage Northeast-facing open plan living and rear terrace Study nook The finer points: Daikin 14kW reverse cycle ducted A/C throughout plus Escea DF700 feature gas fireplace to living Secure double garage Exposed aggregate pathways and driveways Terrace under main roof with outdoor kitchen including Heatlie Island Gourmet BBQ and sink Ground floor guests' powder room Secure alarm system Pre-wired for solar Rinnai instantaneous hot water system Rainwater tank and irrigated lawn and garden beds There's so much to love about life in Henley Beach, Adelaide's most celebrated suburban seaside suburb. Positioned just 700m to Henley Square and 800m to the sand, you're just a short walk or drive to the thriving community and dining precinct, ensuring weekends of fun dining Alfresco in the sun, making the most of the beach and exploring the expansive suburban coastline from the Esplanade. Zoned to Henley High and walking distance to Fulham North Primary and Fulham Gardens Primary, mornings will become a breeze for the family, with bus stops along North Street increasing everyday convenience. Just under 8km to the Adelaide CBD, enjoy an easy commute to the city via Henley Beach Road and relish coming home to a sparkling Henley Beach gem in 2025.