

**41 Tarlton St, Somerton Park, SA, 5044**



**House For Sale**

Tuesday, 1 October 2024

41 Tarlton St, Somerton Park, SA, 5044

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Rod Smitheram



Jordan McMahon

## **From the shore to bold new brilliance in a design that gives its pool the stage.**

Full-scale luxury, nothing less. Meticulously crafted to one custom builder's 25-year legacy of quality, this is arguably his finest vision yet - an exhilarating lifestyle more than worthy of its elite seaside address.

And while Sacred Heart College and zoned Brighton High School may be drawcards, a pivot from this 4-bedroom glass house insists the pristine shore is yours...

Feature exterior stonework, double glazing, matte black 2-pac joinery, and accents of Alucobond are the dramatic co-stars of a design that gives its fully tiled, neon-lit pool the stage - and beneath a soaring 6m void, the open tread American Oak staircase is an impressive support act.

Yet every step beyond the 2.7m entry door and 3-car garage under the main roof brings unhindered viewing angles and sunlight supreme.

1500mm x 750mm floor tiles blanket the open plan living space, the discreet laundry and guest powder room add convenient pool and garage access, and the leading home office also makes a sumptuous guest retreat.

Scaled to entertain, the 2-pac kitchen, swathed in Caesarstone, displays and integrates a top-end array of Miele appliances - from its fridge/freezer, double wall ovens, and dishwasher - and conceals a well-appointed butler's wing; a wall of 2.7m high glass panes make a fitting kitchen lens for birds-eye pool and alfresco BBQ viewing.

As a fitting finale, the private master gains rear garden and pool views no matter what side you wake on; the huge ensuite, awash in travertine, features stainless steel basins and dual monsoon rain showers.

Upstairs, northerly light floods the 2nd living zone, the 2nd master-sized bedroom - great for live-in parents or company - makes an equally luxe ensuite turn from its full-height sunset-seeking outlooks.

And beyond the secure auto sliding gate, you'll lap up everything this lifestyle suburb offers, esplanade strolls, John Miller Reserve, local shopping and the trending cafes and wine bars of Bath Street and The Broadway.

Discover brand new, no-expense spared luxury:

- 2.3m ceilings downstairs | 2.7m upstairs
- 2.6m entry void (approx.)
- 228kW commercial VRF multi-split ducted R/C A/C with individual room control pads
- App-activation for the alarm, garage door, A/C & irrigation
- 3 external security cameras
- 6.8kW solar
- All-Miele kitchen appliances, Caesarstone benchtops, a butler's wing + Vintec wine fridge
- Alucobond living zone wall frame for an 85-inch TV
- 3-car garage with epoxy floors, an EV charger & room for a car-lift
- Fully tiled, feature lit pool with a contained rear pool equipment zone
- Luxe travertine wall tiles, LED anti-fog mirrors & black WCs to each bathroom
- Upstairs 2nd living zone & 2nd street-viewing master bedroom
- WIRs to bedrooms 3 & 4
- Zoning for Brighton Secondary School
- Walking distance to Sacred Heart College

And much more...