

42 King Street, Brighton, SA, 5048

**NOAKES
NICKOLAS**

House For Sale

Saturday, 12 October 2024

42 King Street, Brighton, SA, 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Alicia Nickolas
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A Masterful Medallion Home on Brighton's Best Street.

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

Masterfully designed by Medallion Homes to bring a refined and upscaled haven just a few houses back from the cafés and shores of our most coveted stretch of metro coastline, this dual-level residence offers elevated luxury at every elegant turn.

With every fine detail custom designed and exquisitely executed to ensure convenience and comfort are infused into your daily duties, the footprint makes a grand statement between 3m tray ceilings, feature lighting and large format porcelain tiles.

Light comes naturally to the decadent master tailor made to inspire indulgent relaxation encompassed by sheer curtains, chic wallpaper, fully tiled couple's ensuite and wall-to-wall concealed custom wardrobes.

100% wool carpets soften the entirety of the second level, creating the perfect children or guest wing formed by a versatile retreat, fully tiled bathroom and two generous bedrooms fitted with built-in robes and premium Aneeta sashless windows.

Drawing everyone together for family dinners, the gourmet kitchen's sleek functionality spans across a porcelain island bench and matching splashback, granting a cook's dream combination of Gaggenau pyrolytic oven, Smeg 900mm induction cooktop, Falmec rangehood, plus an integrated 4-door Liebherr fridge/freezer and NEFF dishwasher top of the range in every way.

Sliding back intersecting glass doors to integrate the Mezzo gas fire of the living and built-in Beefeater BBQ of the fully enclosable alfresco entertainers will instantly start planning the enviable guest list for their next dinner party.

Allowing you to spend every summer season alternating from poolside to beachside, the heated mineral pool ties it all together, surrounded by climbing jasmine and a commissioned Marciano Arents mural that brings all the highlights of this famed beachside suburb to life.

It's feature-packed, bespoke Brighton living at its absolute best.

Features

- ☑ Heated mineral swimming pool
- ☑ Dual living zones
- ☑ Fully tiled double garage with EV charger & internal access
- ☑ Exposed aggregate dual driveway & paths
- ☑ Stone-topped bathrooms & powder room
- ☑ Butler's pantry
- ☑ Floating built-in cabinetry to both levels
- ☑ Remote-controlled retractable blinds to alfresco & over pool
- ☑ Fujitsu ducted R/C air conditioning
- ☑ 5kW solar system
- ☑ Understairs storage
- ☑ Plantation shutters, sheer curtains & block-out blinds
- ☑ Security alarm & lockable pedestrian gate with intercom
- ☑ Irrigated, easy-care gardens

Lifestyle

- ☒ 200m from Brighton's beautiful shores
- ☒ Footsteps from bus stop & Hove train station
- ☒ Short stroll to Jetty Road, Espy Hotel, Woolworths & Brighton Central
- ☒ Zoned for Brighton Secondary, proximity to McAuley Community & Sacred Heart College
- ☒ Just 20-minutes from the CBD

Rates

Council \$34299.55PA

SA Water \$476.27PQ

ES Levy \$357.70PA

City of Holdfast Bay

Torrens Title

Year Built 2017

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