

# Lot 2, 46 Gibson Street, West Beach, SA 5024

## House For Sale

Tuesday, 20 February 2024



Lot 2, 46 Gibson Street, West Beach, SA 5024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Oliver Bowler  
0431090726



Brett Coombs  
0421323699

## Offer Close Tue, 19th Mar - 5pm (usp)

Offers Close Tue, 19th Mar - 5pm (usp) Nestled in the coveted embrace of West Beach, this opulent house and land package redefine coastal living. Expertly designed and developed by ADGS projects, your gateway to West Beach's coveted lifestyle awaits. This signature designed home, adorned with high end fixtures, invites you to experience a residence like no other. Take advantage of STAMP DUTY SAVINGS, exclusively available with a house and land package. Brought to you by Ontier Group, masters of creating luxurious coastal homes, immerse yourself in a world of refined luxury. With premium quality finishes, this showpiece residence promises an enviable West Beach Coastal lifestyle, where each detail reflects the commitment to excellence. Discover the bespoke charm of ADGS Projects, renowned for their exceptional projects and emphasis on combining the best in design and functionality. Builder Ontier Group ensures precision and craftsmanship, ensuring every aspect of your home is a testament to quality. Act swiftly to customise your selections and finishes before construction commences. This coastal masterpiece, featuring a contemporary façade, boasts 4 spacious bedrooms, 2.5 luxurious bathrooms, 2 expansive living spaces, and 2 secure lock-up garages. Step inside to a world of timeless elegance and cutting-edge design, seamlessly connecting living, dining, and kitchen spaces to the expansive undercover Alfresco area with a built-in BBQ. Your journey begins through a statement timber door, leading to a double high ceiling open void, bathing the interiors in abundant north facing light, space and height. Designed with timeless contemporary elegance and coastal style architecture, this home showcases a harmonious interplay of earthy tones, timber accents, curved blade natural stone, and clean white lines. The grand entrance, adorned with a curved western red cedar front canopy, sets the tone for the bespoke interiors illuminated by an abundance of natural light through oversized semi-commercial double-glazed windows. Your partner will love you for your huge master bedroom on the ground floor, a large his/her walk-in robe equipped with sufficient storage space, and a private luxurious ensuite with his/her spacious showers. Prepare to be blown away by the custom design joinery of your new home kitchen with huge drawers, overheads, timber floating shelves, curved stone benchtop on island bench and feature panelling with LED lighting. An American oak timber staircase leads you to the first floor, where you'll find a spacious second living space with adequate linen storage and a built-in study desk and shelves. Three further bedrooms are fitted with built-in robes. The main bathroom is cleverly designed with a large walk-in shower, arch mirror, a freestanding bath and three-way bathroom that give a feeling of luxury throughout. More features to love:- Fixed turnkey price H&L packages with high quality custom builder.- 2.7 meter high square set ceilings on both levels, with 2.4 meter height internal doors throughout.- Rendered façade with curved blade natural stone to entry pier.- Impressive 2.4 meter high American Oak timber front entry door. Full height glass entry void with designer timber D-Form door handle, and curved timber cladding on both levels' eaves to porches.- Master chef's kitchen with feature curved stone island bench & open shelves, LED strip lighting, huge walk-in pantry and integrated Smeg stainless steel appliances including 900mm gas cooktop, double wall oven, dishwasher, and undermount rangehood.- Custom joinery throughout by a professional interior designer.- Designer Brushed Nickel tapware throughout.- Premium engineered oak timber floorboards and ultra-soft texture carpet - Floor to ceiling designer tiling and wall niches, curved mosaic tile, curved frameless shower screen, designer wall lights and feature arch mirror timber framed inclusive to all bathrooms.- Ducted reverse cycle air conditioning with zone controller.- Exposed aggregate paving to driveway, paths and rear alfresco.- Fully landscaped contemporary gardens with automatic irrigation systems.- Customise your home with optional upgrades such as a swimming pool, outdoor kitchen, fireplace, and TV unit. Just a 10 minute stroll to the pristine waters of West Beach, enjoy panoramic views of Apex Park and leafy Linear Park from your backyard. Indulge in retail therapy at Harbour Town Shopping Centre, golf at West Beach Parks Golf Club, and relish coastal walks and sunset views at the upgraded West Beach Surf Lifesaving Club. For those with children, the homes are zoned to ever popular Henley High School and West Beach Primary. Serenity West Beach offers an unparalleled lifestyle. Contact us today to turn this vision into your reality, where every moment is filled with comfort, convenience, and the joy of seaside living. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). 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