



SEMAPHORE PARK 5A Paruna Place

\$2,750,000

ABSOLUTE BEACHFRONT

4 Bed | 4 Bath | 8 Car

Property Web ID: 14035208108

~ Inspect by Appointment ~

Spectacularly located beach front freestanding home, just 30 minutes from the city, minutes from several retail and lifestyle precincts, just a blink of the eye from fishing and evening beach walks, and instantly available uninterrupted spectacular views along the beach enjoying the ever changing ocean, sunsets over the sea, the entire Adelaide Hills, and City lights at night.

On arrival you will immediately sense the uniqueness of this home. Entering a volumous light filled contemporary lobby, the quality of materials surrounds you, whilst exuding warmth, sophistication, and designer charm. The spectacular lobby is the centre of the home, and from it you can escape to three significantly proportioned soundproofed bedrooms, each with generous heated floor ensuite, walk-in-robe, and independent air-conditioning.

The master suite however outshines the three, with an incredible connection between the ensuite and bedroom, and a massive WIR with some clever storage solutions. The master features electric curtains and blinds from the bedside control panels. All three bedrooms step onto the private beach front deck. There is also a 4th room, which is cabled for a surround sound cinema, or an office, or a bedroom. Indeed it's large enough to be all three.

Venturing upstairs the unique and massive designer kitchen just exudes contemporary luxury. With stone tops, Meile ovens and cook tops, and a built in commercial Italian coffee machine, this space is outshone only by the spectacular beach front view from the kitchen windows. The kitchen is complimented by a butlers pantry with several glass fronted fridges and freezers, and loads of adjustable, clever shelves.

Connected to the kitchen, the living space is spectacular. With its stone floor and luxury woollen rug, the space oozes quality and warmth – and not just because of the gas log fire. The living room should be the centre of any home, so from here you have a direct connection to the day spa, two spectacular decks each complete with mains connected bbq kitchens, and more specular views of the beach out front. The shelving in the living room for favourite photo's is just extraordinary.



The day spa is the perfect complement to this spectacular home, with a large heated 'jacuzzi', and an equally large hotel style steam room. Of course it also boasts a 180 degree spectacular view of the beach and cleverly the living spaces, and is an enviable way to spend an afternoon in the spa.

This home was designed by its owner architects for premium relaxation and comfort, so you will never be too hot or cold with all glass shaded from direct summer sun, a substantial monitored bank of solar panels on the roof, and the full Daikin commercial air-conditioning system, individually controlled in every room, and capable of individually cooling every room on the hottest of days all at the same time. There is no better way to enjoy a beach front summer....other than maybe sitting on the beach out front.

Arguably the finest part of the home is its basement. Equipped with a massive laundry, a huge wine cellar / store, a technology hub for the home, and a garage that has to be seen to be believed. Capable of holding 4-8 cars very securely, the garage space also features a space that will be cherished by the home hobbyist, with ample shelving and clever features that are just loaded throughout the entire home. The garage is the ideal place to store your beach toys for easy access during glorious summer months.

The exterior of this home showcases its luxurious contemporary characteristic, and with solid, extremely low maintenance materials and selections that will make your life more about enjoying summer beach bbq's than summer exterior maintenance. With a small garden, just right for a few fruit trees and an adequate vege patch, you won't lose every summer day tending weeds, rather you will be in your day spa plotting your next evening beach stroll, or out front catching tonight's dinner, cooked to perfection of course on the bbq of your choice, garnished with herbs from the herb garden.

This prestigious beach front freestanding home is set amongst one of only a few areas along Adelaide's coastline with direct beach access. There are no cars to get in your way, no noisy summer street. Indeed the beach access is so limited to the public you will at times think you are on a private island, such is the level of peace and serenity offered by this extraordinary location.

Call David or Sally now to inspect this amazing home.

Council: City of Charles Sturt
Council Rates: \$5,009.65 per annum
SA Water: \$542.75 per quarter
ESL: \$961.50 per annum
Land Size: 399sqm (approx)
Year Built: 2009
Zoning: Residential (West Lakes Medium Density PA 19).



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