

## Pasadena, 28 Port Lincoln Boulevard

Sold by Sam Derbali & Marie Brus!

Nestled in a quiet cul-de-sac in a commanding location offering picturesque views of the coast and hills is this Mediterranean inspired residence offering a lifestyle of luxury, tranquillity and convenience on a 1120sqm (approx) allotment of beautifully landscaped easy maintenance gardens.

The residence comprises 4 bedrooms and 2 studies with built-in bookcases, the master with walk-in-robe and ensuite with luxurious two person spa. Bedrooms 2 and 3 have built-in robes and a loft.

To the front of the home is the formal lounge/dining room which takes in spectacular views and is warmed by a gas heater with marble surround.

Entertain in the quality kitchen with granite benchtops, European appliances and



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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### For Sale

Contact Agent

### View

[ljhooker.com.au/2B9JFDZ](http://ljhooker.com.au/2B9JFDZ)

### Contact

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**(08) 8362 8008**

built-in pantry. The adjacent meals area steps down to the family room with glass roof conservatory.

At the lower level is the cellar, second study/office and third bathroom with access to a 6 car secure garage with remote controlled roller doors. There is also additional secure garaging for 1 car.

A standout feature of this home is the studio, making up the fourth bedroom equipped with bathroom and kitchen complemented by stacker doors opening out to timber decking overlooking the pool.

The solar and electric heated concrete pool and spa with 2.1m high waterfall is surrounded by a glass balustrade and complemented by a hexagonal cantilever umbrella. The stunning design saw it win the 2011 Pool & Spa of the Year SA Award.

Conveniently situated to Mercedes and Scotch Colleges and a short commute to Westfield Marion and the award winning Pasadena Foodland, Flinders Uni and Flinders Hospital.

Features:

4 bedrooms, 2 studies

6 car garaging

4 bathrooms

Ducted reverse cycle air-conditioning

Security system

Combustion heater

10,000 litre underground water tank.

2 Kitchens

Award winning pool

Self-contained studio'

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team to discuss our exclusive offer to landlords until the 31/12/23

**\*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.**

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

Property ID	2B9JFDZ
Property Type	House
Land Area	1120 m <sup>2</sup>
Including	Toilets (4)

### Samuel Derbali

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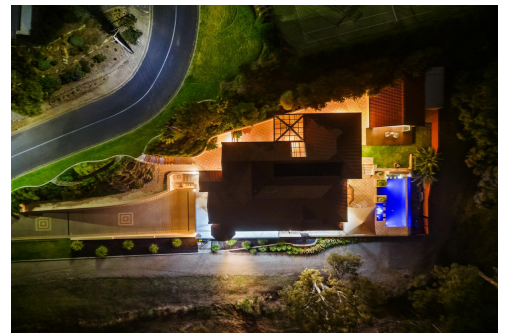
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## 28 Port Lincoln Boulevard, Pasadena SA 5042

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300m <sup>2</sup>	96m <sup>2</sup>	54m <sup>2</sup>	450m <sup>2</sup>
INTERNAL LIVING	GARAGE	STUDIO	TOTAL