




12a Russ Avenue, Seaton

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Luxury Family Living with Designer Finishes & Exceptional Entertaining

A flawless fusion of luxury, functionality, and architectural elegance, this brand-new, custom-built home sets a new benchmark for contemporary living. Designed for families who value space, quality, and effortless entertaining, every inch of this residence showcases superior craftsmanship and premium finishes.

At the heart of the home, the expansive open-plan living, dining, and kitchen area is an entertainer's dream. Featuring stone benchtops, high-end Miele appliances, bespoke cabinetry, and an oversized island bench, this kitchen is as striking as it is functional. Large sliding doors open seamlessly to the outdoor alfresco, where a built-in BBQ, outdoor kitchen, and timber-lined ceiling create a resort-style entertaining hub. Overlooking the sparkling in-ground swimming pool, this space promises year-round enjoyment for family and friends.

Comfort is prioritised with ducted reverse cycle air conditioning ensuring climate-controlled living across both levels. Downstairs, a private guest bedroom is serviced by a luxurious ensuite and walk-in wardrobe, offering ideal multi-generational or guest accommodation.

FOR SALE
Contact Agent

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

A powder room and an additional toilet enhance the convenience of the lower level.

Upstairs, a spacious retreat provides a flexible second living zone, ideal for a home theatre or children's area. The master suite is a true sanctuary, boasting a large walk-in wardrobe and an opulent ensuite with floor-to-ceiling tiles, dual vanity, and premium fittings.

Bedrooms two and three also feature walk-in wardrobes and share access to a stunning family bathroom, complete with a powder room, separate toilet, and freestanding bath.

The rear yard is designed for practicality, featuring a large shed providing additional storage or workspace, while the lock-up automatic double garage with internal access ensures security and everyday ease. A sleek, modern facade with minimalist landscaping adds impressive street appeal to this architectural masterpiece.

Key features you'll love:

- Brand-new, architecturally designed luxury residence with open-plan living and dining spaces
- 3.3m high ceilings creating a grand sense of space
- Designer kitchen featuring stone benchtops, premium Miele appliances (induction cooktop, built-in coffee machine, dual ovens & dishwasher), feature pendant lighting, and a butler's pantry for additional storage and meal preparation
- Ground floor guest bedroom with ensuite and walk-in wardrobe
- Master suite with luxurious ensuite featuring double vanity and floor-to-ceiling tiles, plus a private balcony
- Three additional upstairs bedrooms, all with walk-in wardrobes
- Upstairs retreat ideal for flexible living or media space
- Main bathroom with powder room, separate toilet, bath & shower
- Additional powder room and toilet on the lower level
- Wine room for dedicated storage and display
- Sparkling in-ground swimming pool with swim jets and low-maintenance surrounds
- Alfresco entertaining with outdoor kitchen, Beefeater BBQ, gas cooktop, bar fridge, and timber ceiling panelling
- CCTV security cameras for added peace of mind
- Solar panels for energy efficiency
- Ducted reverse cycle air conditioning throughout
- Large rear shed for storage or workspace
- Lock-up automatic double garage with internal access
- High-end fixtures, timber flooring, and premium finishes throughout

Ideally positioned in a quiet street, this home places you moments from Adelaide's finest coastal attractions. Enjoy easy access to the golden sands of Grange and Henley Beach, while Westfield West Lakes, local cafes, and shopping precincts are just a short drive away. Public transport is within walking distance for a hassle-free city commute, and the home is close to a selection of quality schools, parks, and sporting facilities, ensuring lifestyle convenience for families and professionals alike.

For more information, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about

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MORE DETAILS

Property ID	4ZNDFE8
Property Type	House
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (4)
	Pool
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage
	Liveability

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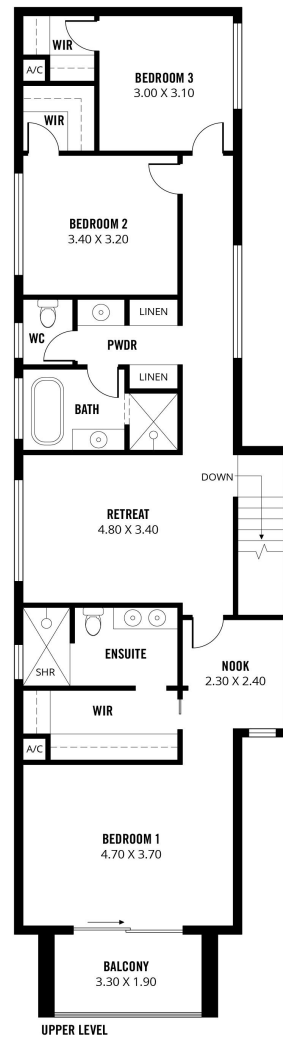
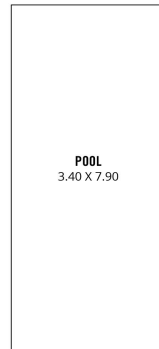
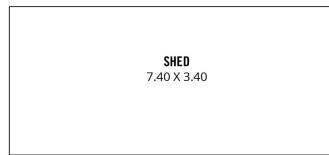
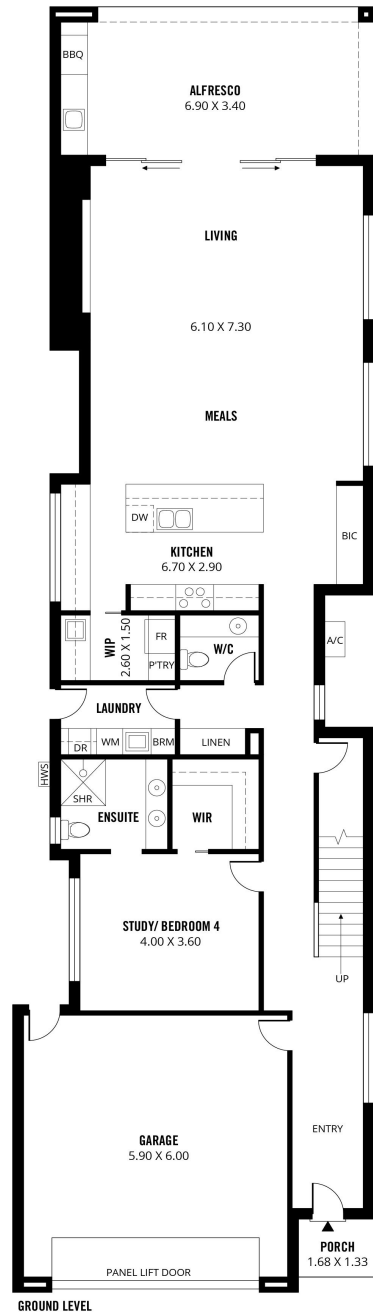
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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