



## Somerton Park, 7 Elgar Road

UNDER OFFER

Welcome to the epitome of modern luxury living in the heart of Somerton Park! This remarkable home, strategically positioned in a blue-chip location, is a true showstopper with its creative architectural design and optimal functionality.

As you step inside, the warmth of timber highlights and the allure of picturesque windows seamlessly blend the indoors with the expansive open-plan living and dining area. The inviting living room boasts a gas stone fireplace, setting the perfect mood for cozy evenings. The luxurious kitchen is a chef's delight, featuring a glass mirrored splashback, white stone benchtops, a 900mm gas Smeg duel oven and cooktop, a Vintec wine fridge, European-style butler's pantry, large black pendant lighting, Bosch dishwasher and ample cupboard space.

The ground floor hosts the main bedroom, offering a tranquil view of the front garden. It comes complete with a walk-in wardrobe and an ensuite featuring a double vanity,



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**For Sale**  
UNDER OFFER

**View**  
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separate shower and a semi-frameless shower. The main powder room conveniently services the downstairs entertaining area.

Ascend the feature staircase bathed in natural light from north-facing windows and adorned with David Turbridge Coral pendant lights. This leads you to the bedrooms three and four both with built in robes and the 2nd bedroom providing a versatile space and could be used as a 2nd living area or kids retreat. Indulge in relaxation in the main bathroom's large freestanding bath, surrounded by floor-to-ceiling tiling. The single vanity and semi frameless shower screen add to the sense of luxury. The water closet, separate from the main bathroom, caters to the needs of the upstairs bedrooms.

Step outside to the enchanting alfresco entertaining area, embraced by well-established Manchurian pear trees and birds of paradise plants, creating your own private sanctuary. A convenient outdoor shed complements this space perfectly. Secure off-street parking is provided through an automatic gate leading to the double garage with a roller door to the rear yard. This low-maintenance garden ensures you have more time to enjoy the plethora of amenities this location offers.

Located so close to Jetty Road Glenelg and Brighton, Somerton beach, Westfield Marion and great local hotspots such as Bec's Bakery, The Good Day Co, Miss 5048, Seafaring Fools and the Broadway Hotel. Ideal for families aspiring to be within the catchment of Brighton Secondary School, Warradale and Paringa Park Primary. Just 250m to Sacred Heart College the kids will never be late for school again!

Other features we love about this home:

- Ducted reverse cycle air-conditioning
- Vintec wine fridge
- Alarm System & Electric gates
- Automated garden watering system
- In-ceiling speakers in lounge and alfresco
- 5.5kw Solar System
- Smoked Oak flooring

Property Details:

Council: City of Holdfast Bay

Land Size: 365sqm

House Size: 235sqm

Year Built: 2016

For further information please contact Jarad Henry or Trinity Egglestone.

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## More About this Property

<b>Property ID</b>	PP0GW0
<b>Property Type</b>	House
<b>House Size</b>	235 m <sup>2</sup>
<b>Land Area</b>	365 m <sup>2</sup>

**Jarad Henry 0418 842 701**

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**Trinity Egglestone**

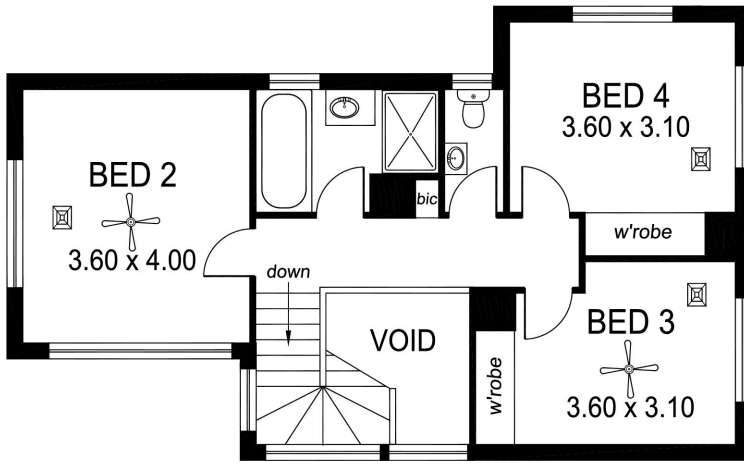
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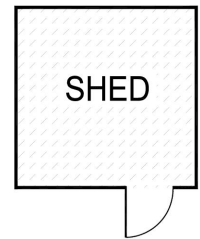
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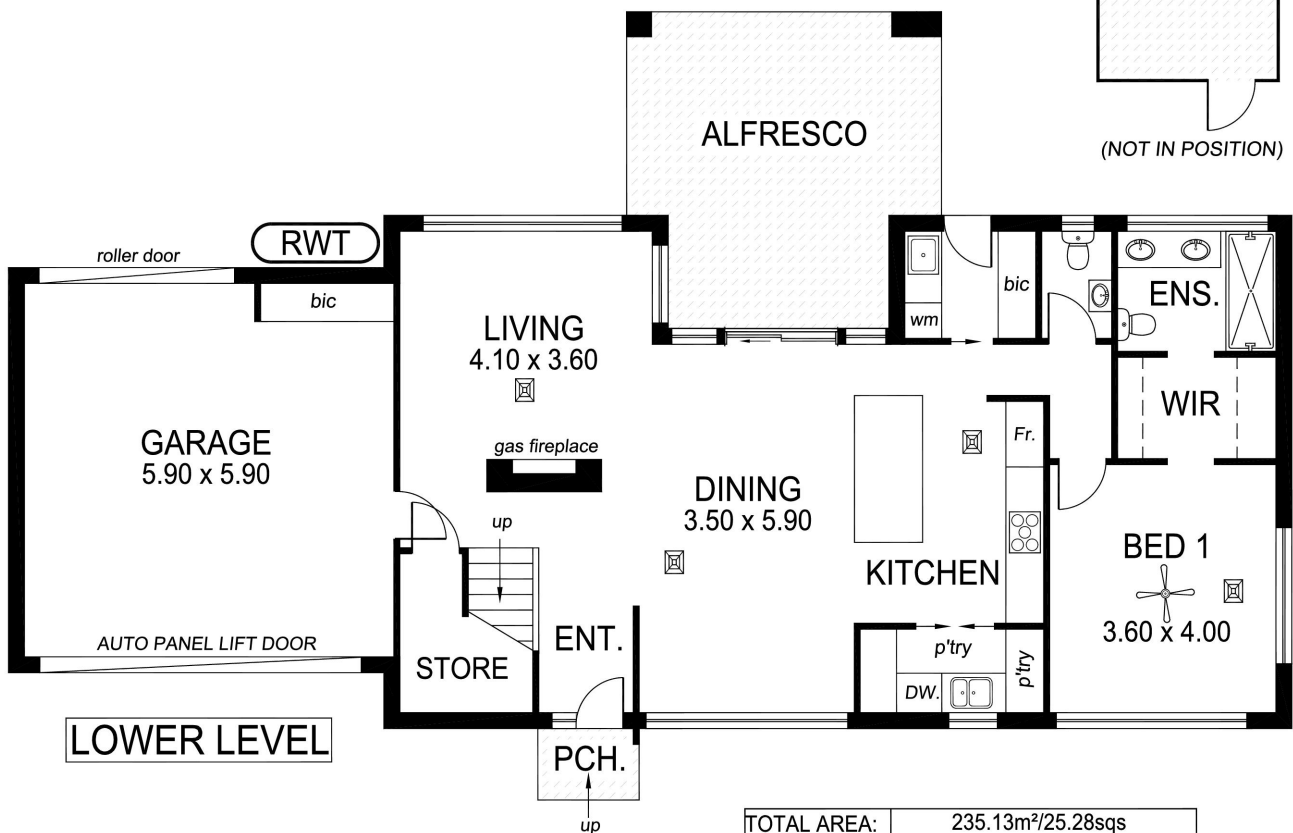




UPPER LEVEL



(NOT IN POSITION)



LOWER LEVEL

TOTAL AREA:	235.13m <sup>2</sup> /25.28sqs
(Estimate only)	(incl. porch, alfresco & garage)

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