




20 Gibson Street, West Beach

4  2  4 

A Statement of Coastal Luxury on a circa 610sqm Prime Torrens-Titled Allotment

Inspection by appointment.

Set in one of West Beach's most tightly held streets, 20 Gibson Street is a refined, architecturally enhanced residence that delivers space, quality, energy efficient, and effortless coastal living, set on a generous circa 610sqm prime Torrens-Titled land with approximately 15.6m frontage.

Behind a welcoming facade that honours the character of this blue-chip coastal locale, and manicured front garden lies a home of exceptional craftsmanship, designed for families who value luxury, comfort and entertainment at scale. The expansive interior is anchored by soaring 4-metre ceilings in the main living zone, engineered oak timber flooring, skylights and double-glazed windows throughout, creating a light-filled environment that feels both grand and warm. The designer 2pac kitchen is a true centrepiece, complete with premium AEG and Asko appliances, induction cooking, a steam oven and an electric oven, integrated refrigeration, butler's pantry, and 20mm premium stone benchtops, all complemented by a powerful

FOR SALE

Sold by Jonathan Teng LJ Hooker
Kensington|Unley

AGENTS

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AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

custom-made rangehood.

Seamless indoor-outdoor flow leads to a private resort-style north-facing backyard, where a fully tiled, constantly heated mineral pool sits alongside a hardwood deck, travertine paving and an impressive outdoor kitchen with built-in BBQ, fridge and double sink, exceptionally designed for year-round entertaining. Low-maintenance gardens are fully irrigated front and rear, with a 5,000L rainwater tank supporting sustainable living.

Living spaces are expansive and effortlessly elegant, offering four beautifully appointed bedrooms, including a master suite of exceptional refinement with a walk-in robe, spa-inspired ensuite, heated towel rails, and soaring 2.6-metre ceilings. A dedicated study nook and a versatile fourth bedroom or studio provide modern functionality, while the main bathroom exudes luxury with a freestanding bathtub, heated towel rails, and antique brass tapware throughout the home, a subtle yet striking testament to meticulous craftsmanship and timeless sophistication.

With a double garage (approx. 5.9m x 5.9m with 2.24m clearance), ducted air conditioning, gas heating, extensive insulation, LED lighting, and a powerful 15kW solar system with 24kW battery storage, this home combines high-end living with long-term efficiency.

All this, just moments from the beach, Apex Park, Linear Park, Glenelg, Henley Square, West Beach recreational precincts, quality shopping, cafés, and Adelaide CBD.

Key Features:

- Prestigious circa 610sqm Torrens-Titled allotment in a blue-chip coastal location
- 4 bedrooms, 2 bathrooms, complemented by well-appointed living zones and study
- Double garage with internal access and glass door
- 4m ceiling in living with skylights
- Designer kitchen with premium integrated appliances & butler's pantry
- Heated tiled mineral swimming pool (7m long x 3m wide x 1.3m deep) with electric heat pump
- Outdoor kitchen with built-in BBQ, fridge & radiant heaters
- 15kW solar system (36 panels) + 24kW battery
- Double-glazed windows, roof blanket & insulation
- Automatic irrigation, low-maintenance landscaped gardens

School Zoning:

- West Beach Primary School
- Henley High School

Nearby Private Schools

- Immanuel College (co-educational, R - 12), Novar Gardens
- St Michael's College (co-educational, R - 12), Henley Beach
- Sacred Heart College (co-educational, R - 12), Somerton Park
- Emmaus Christian College (co-educational, R - 12), Brooklyn Park
- Nazareth Catholic College (co-educational, R - 12), Flinders Park / Findon
- St Peter's Woodland Grammar (co-educational, R - 6), Glenelg South
- Star of the Sea School (co-educational, R - 6), Henley Beach

Meticulously crafted and impeccably appointed, this is a residence that stands apart in both quality and presence. Opportunities to secure a home of this distinction, on a large prime Torrens-Titled allotment so close to the beach, are exceptionally rare.

Best offer by Wednesday 4 March at 5pm, unless sold prior. Contact

Jonathan on 0430 140 364 for more information.

CT: Volume 5600 Folio 173
Council: Charles Sturt
Council Rates: \$2,013.95 per annum (approx.)
Water Rates: \$240.86 per quarter (approx.)
Land Size: 610sqm (approx.)

To register interest, copy and paste the below link into your browser:
<https://prop.ps//0FViOUDmEV5l>

RLA 275279

MORE DETAILS

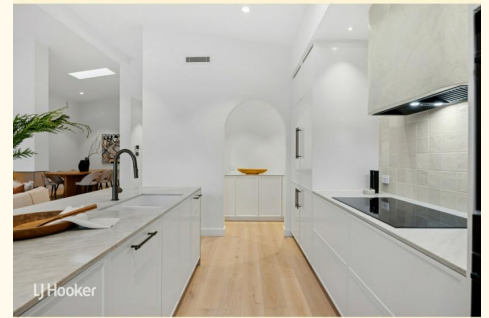
Property ID	61N6FDJ
Property Type	House
House Size	317 m2
Land Area	610 m2
Including	Ensuite Study Air Conditioning Toilets (2) Intercom Pool Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank

Jonathan Teng 0430 140 364

Sales Consultant | jteng@ljhkensingtonunley.com.au

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(NOT IN LOCATION)



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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