



20 Gibson Street, West Beach

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

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 custom-made rangehood.

4 2 4

FOR SALE

Best Offer By: Wednesday 4 March at 5pm (USP)

VIEW

Sat 21st Feb @ 11:00AM - 11:45AM

AGENTS

Jonathan Teng
0430 140 364
jteng@ljkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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/l/0FViOUDmEV5I>

MORE DETAILS

Property ID	61N6FDJ
Property Type	House
House Size	317 m ²
Land Area	610 m ²
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

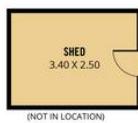
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(NOT IN LOCATION)



317m²

TOTAL

195m²

Living

23m²

Shed/
Gazebo

37m²

Double
Garage

6m³

Porch

56m²

Decked
Alfresco



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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