



107A Augusta Street, Glenelg East

4 3 2

IMPOSING BEACHSIDE EXECUTIVE RESIDENCE CIRCA 2007

Immaculate grand residence perfectly located in this quiet, highly sought after street and only a short stroll to cosmopolitan Glenelg.

Ground Floor:

Walking through the front door you get the feeling of style and sophistication with the huge formal sunken lounge room with impressive gas fire and built in speaker system

A spacious wine cellar downstairs also keeps the most important things safe and sound.

At the rear of the home is the stunning open plan living area which features 'Masterchef' style kitchen which includes: Ceasarstone benchtops, glass splashbacks, gas cooktop and multi-function oven. Miele appliances which include: plate warmer, dishwasher and espresso coffee machine. The kitchen over looks the casual living area with adjacent formal dining room (could be a downstairs bedroom).

There is a sparkling central bathroom and user friendly laundry with plenty of cupboard and bench space.

The living area then spills out to the resort style north facing outdoor entertaining area. Featuring pool, large spa bath, outdoor kitchen. Simply the perfect place for those lazy summer days with family and friends!

Upstairs:

The master bedroom exudes luxury with its own private balcony, huge walk in robe and ensuite with double vanity and full sized bath.

Bedrooms 2 and 3 have built in robes and there is a spacious fourth bedroom.

The gleaming central bathroom features semi-frameless shower and luxurious spa bath which complete upstairs.

Other features include: Ducted zoned reverse cycle air-conditioning, double garage and plantation shutters throughout

Just a short stroll to cosmopolitan Jetty Road with all its bars, restaurants and cafes, Holdfast Shores, Fantastic schools both public and private and the tram stop is just a 200m walk away.

A modern masterpiece meticulously presented to please the most fastidious of buyers!

Expressions of Interest

ID# 847

Open for Inspection

By Appointment





Luke Domingo

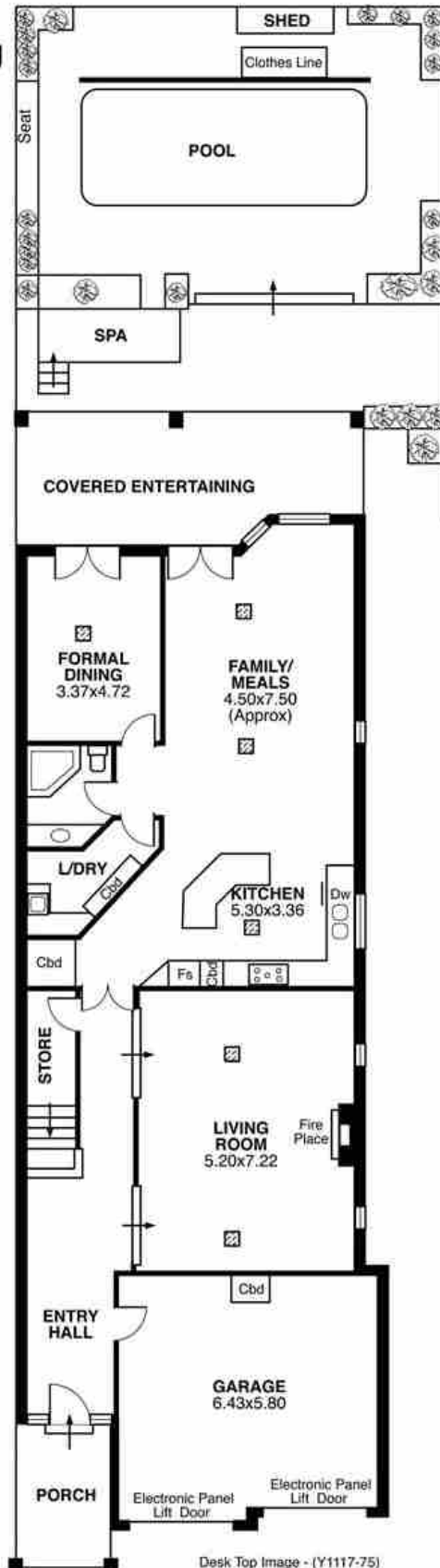
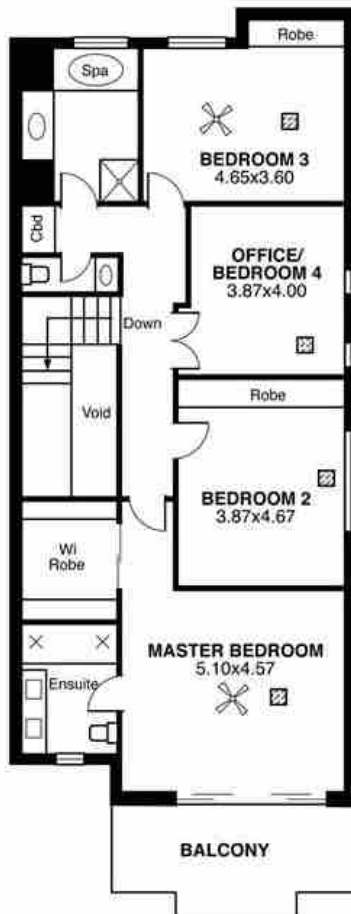
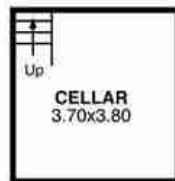
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 This drawing is AN ARTIST'S IMPRESSION ONLY
 and is for ILLUSTRATION PURPOSES ONLY
 DRAWING IS NOT NECESSARILY TO SCALE
 Every endeavour has been taken to verify correct details
 The drawing and the information contained is
 NOT intended to be part of any contract. All
 measurements are approximate and details intended
 to be relied upon should be independently verified.

LEGEND
 Sky light
 Air cond ducts

TOTAL AREA: (Estimate Only)	UPPER LEVEL	136.24 m squ / 14.64 sqs
	GROUND FLOOR	206.01 m squ / 22.14 sqs (Including Garage)
	TOTAL	342.25 m squ / 36.78 sqs



Desk Top Image - (Y1117-75)

McCammon

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