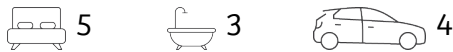




Luxury Family Retreat with Exceptional Features



27 Tarlton Street, Somerton Park

Sold

Presenting an exceptional opportunity to secure a spacious family home in the highly sought-after Somerton Park. Set on a substantial 995 sqm allotment, this impressive residence offers a versatile five or six-bedroom layout, complemented by three bathrooms, a swimming pool, and a half-court sports area- thoughtfully designed to meet the ever evolving needs of a growing family.

Boasting a prime location with a coveted western aspect towards Somerton Beach, just a short stroll away, this home makes a striking first impression from the street. While it seamlessly blends into its surroundings, the property cleverly hides a generous 375 sqm of internal living space, alongside an expansive outdoor area ideal for entertaining, making it a haven for families and friends. Properties of this caliber in Somerton Park are in high demand and rarely stay on the market for long.

This residence has been thoughtfully designed with a flexible floor plan to suit a variety of lifestyles. Whether you're seeking additional living spaces, dual-living potential, or simply more room to accommodate a growing family, this home artfully combines sophistication with functionality.

Upon entry, a grand foyer welcomes you, leading into a formal lounge or a potential second master suite, complete with an ensuite bathroom (if needed) – ideal for extended family, older

Property ID:	L26121563
Property Type:	House
Building / Floor Area:	419
Garages:	2
Open Parking:	2
Land Area:	995.0 sqm

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children, or guests. Continuing through the home, you'll find a dedicated home theatre, perfect for movie nights, and an open study area or home office, providing versatile space for any professional or family needs. These areas seamlessly flow into the expansive open-plan kitchen, living, and dining area, designed with both family life and entertaining in mind.

The well-appointed kitchen is a centrepiece of the home, featuring premium cabinetry, neutral stone countertops, and high-quality 900mm stainless steel appliances, including a 5-burner gas cooktop, rangehood, oven, and dishwasher. A generous pantry, dedicated fridge and microwave spaces, and a breakfast bar enhance the kitchen's practicality, while the adjacent dining area is perfect for family meals or hosting guests. The spacious living area opens to a rear alfresco entertaining space, offering year-round enjoyment.

Upstairs, four generously sized bedrooms are thoughtfully arranged, all with easy access to the main bathroom. A casual family living area provides a central retreat for relaxation, with the impressive master suite featuring a walk-in dressing room and a beautifully appointed ensuite bathroom.

The outdoor area is a private oasis, with a covered entertaining space that overlooks a serene, well-established garden. The saltwater, solar-heated pool provides a low-maintenance option for endless fun and relaxation during warmer months, making it the perfect setting for family gatherings and quiet retreats alike.

As if that weren't enough, the half-court sports court at the rear of the property offers additional space for the family to play and enjoy the expansive backyard—a rare feature often compromised in properties of this calibre.

For secure vehicle storage, the home includes a double garage with an internal access, along with additional off-street parking that can comfortably accommodate two additional vehicles.

With so much on offer, it's easy to forget that all of this is in a truly unbeatable location. Situated close to several well-regarded schools, including Sacred Heart College, Warradale Primary School, Paringa Park Primary School, and Our Lady of Grace School, this home is also within the highly sought-after Brighton High School zone. Only minutes away from Somerton Beach, Glenelg, and Brighton Jetty Road, it offers convenient access to a wide range of amenities. Westfield Marion is just a short drive away, offering shopping, cafes, and dining options, while nearby Hove Train Station and the Brighton Road tram stop provide easy access to the Adelaide CBD. More than just a home, this is an exceptional lifestyle opportunity not to be missed.

Disclaimer: All floor plans, tours, videos, photos, and text are for illustration purposes only and are not intended to form part of any contract. All measurements are approximate, and any details that are intended to be relied upon should be independently verified.

FEATURES

- Secure double garage behind auto-roller door
- Extra off-street parking behind electric gates
- Built-in robes to bedrooms 2, 3 & 4

- Flexible 5th bedroom/home office with built-in desk
- Optional additional guest bedroom with ensuite.
- Ducted reverse cycle air conditioning
- Irrigated front & rear gardens

LIFESTYLE

- Only around 300m to superb Somerton Beach
- Zoned to popular Brighton Secondary School
- Also zoned for Paringa Park Primary, proximity to McAuley Community, Sacred Heart College & St. Peter's Woodlands
- Only minutes to shopping at Brighton Central, Jetty Road & Westfield Marion
- Less than 20-minutes from the CBD
- Easy access to public transport.

RATES

- City of Holdfast Bay
- Torrens Title
- Council \$1200.00 per quarter (approximately)
- SA Water \$800.00 per quarter (approximately)
- ES Levy \$646.00