

12a Russ Ave, Seaton, SA 5023

Contact Agent

House 4 3 2



## Luxury Family Living with Designer Finishes & Exceptional En

A flawless fusion of luxury, functionality, and architectural elegance, this brand-new, custom-built home sets a new benchmark for contemporary living. Designed for families who value space, quality, and effortless entertaining, every inch of this residence showcases superior craftsmanship and premium finishes.

### Open for Inspection

By Appointment.

At the heart of the home, the expansive open-plan living, dining, and kitchen area is an entertainer's dream.

Featuring stone benchtops, high-end Miele appliances, bespoke cabinetry, and an oversized island bench, this kitchen is as striking as it is functional. Large sliding doors open seamlessly to the outdoor alfresco, where a built-in BBQ, outdoor kitchen, and timber-lined ceiling create a resort-style entertaining hub. Overlooking the sparkling in-ground swimming pool, this space promises year-round enjoyment for family and friends.

Comfort is prioritised with ducted reverse cycle air conditioning ensuring climate-controlled living across both levels. Downstairs, a private guest bedroom is serviced by a luxurious ensuite and walk-in wardrobe, offering ideal multi-generational or guest accommodation. A powder room and an additional toilet enhance the convenience of the lower level.

Upstairs, a spacious retreat provides a flexible second living zone, ideal for a home theatre or children's area. The master suite is a true sanctuary, boasting a large walk-in wardrobe and an opulent ensuite with floor-to-ceiling tiles, dual vanity, and premium fittings.

Bedrooms two and three also feature walk-in wardrobes and share access to a stunning family bathroom, complete with a powder room, separate toilet, and freestanding bath.

The rear yard is designed for practicality, featuring a large shed providing additional storage or workspace, while the lock-up automatic double garage with internal access ensures security and everyday ease. A sleek, modern facade with minimalist landscaping adds impressive street appeal to this architectural masterpiece.

### Key features you'll love:

- Brand-new, architecturally designed luxury residence with open-plan living and dining spaces
- 3.3m high ceilings creating a grand sense of space
- Designer kitchen featuring stone benchtops, premium Miele appliances (induction cooktop, built-in coffee machine, dual ovens & dishwasher), feature pendant lighting, and a butler's pantry for additional storage and meal preparation
- Ground floor guest bedroom with ensuite and walk-in wardrobe
- Master suite with luxurious ensuite featuring double vanity and floor-to-ceiling tiles, plus a private balcony

### Listed By

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Floorplan



357m <sup>2</sup>	261m <sup>2</sup>	23m <sup>2</sup>	65m <sup>2</sup>	2m <sup>2</sup>	6m <sup>2</sup>
TOTAL	Living	Alfresco	Garage/ Shed	Porch	Balcony



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.

Produced by The Fotobase Group

