

Renovate & Subdivide in the ever popular O'Sullivan's Beach



16 Kurandah Street, O'Sullivan's Beach





Elders



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O'Sullivan's Beach a secret waiting to happen. Situated in a great location not far from the ever popular O'Sullivan's beach and walking distance to the shops. This one needs lots of TLC, either renovate and add an additional block or detonate and you have the opportunity of 3 maybe 4 blocks if you can acquire the council strip, All subject to council approval. There are two road frontages and a laneway.

This one is definitely a blank canvas, no kitchen, bathroom or appliances. This one is ready to paint, add a new kitchen and bathroom, the shell is there but the rest is up to you!

Entrance to the home leads into a separate lounge dining area that leads into the kitchen area. There are three bedrooms in total, laundry with outside access.

There is a possibility of subdividing off a separate block with council consent. If you keep the home.

All set on a 745m² allotment, with a council reserve of approx 100m² next to the home.



Experience luxury and style that cannot be categorized, aimed squarely at those who appreciate stylish living.

Beyond this façade lies a luxurious retreat which has been perfectly designed to embrace a seamless transition between indoor and outdoor living whilst harmoniously maximizing the use of natural light throughout.

The open plan kitchen, living, and dining areas fluidly cater to any casual or formal event. The Kitchen/family/living area is of a grand size. Bespoke Forest Green kitchen with oak worktops, Miele D/W and silver travertine stone splash back. Featuring a gas cooktop with electric oven.

This Stunning residence offers two bedrooms, including a large master bedroom with 3m Vaulted Ceilings, with the windows on 3 sides to capture light – for morning coffee in bed!



Bedroom 2 – built in desk/study with Caesar stone top and large built in wardrobe, charcoal carpets to the bedrooms.

Burnished polished concrete floors throughout the living area, the bathroom has double vanity with above counter basins on Caesar stone top, massive mirror, roll-in shower with choice of rain-head and hand shower options and tiled strip drain, huge double spa bath with 8 jets. A Linen cupboard and provision for W/M. Built in shelves opposite vanity for storage and display, and heat lamps for warmth. Italian floor tiles and bath hob from Ceramica in herringbone pattern.

Further improvements include hall closet with shelves and vacuum cleaner provision, multiple 2-way switches in the home, with dimmers in the lounge

Wood fire set on one-of-a-kind concrete plinth with silver travertine hearth and storage for timber underneath, and a 7.1 kilowatt inverter Mitsubishi Split system Air-conditioner.



Outside improvements include fully landscaped backyard with retaining walls, lawn and plants and concrete drive and turning area.

A huge 14x6.6m shed (6.3x6.6 carport, 7.2x6.6m shed with large mezzanine) connected to smaller 4x4 garden shed, 2.7x2.2 wood store and 3x3.3 storage shed, all concreted with power and water supplied.

Underfloor plumbing installed for a bathroom conversion in-between the 2 small rear sheds and another toilet (3rd) in the main shed area, as well as plumbing provided for kitchen sink in main shed, and waste pipe for coffee nook area. (If interested, the vendor also have windows available for conversion) (provision for wall to be removed between the carport and the shed and a roller door installed – please note the steel poles inside the shed area) approx. 7500 litres of rain water as well as mains water.



5
Golden

O'SULLIVANS BEACH

Construction of Adelaide's second metropolitan native shellfish reef about 500 metres off O'Sullivan Beach is now complete.

The five hectare project was a partnership between The Nature Conservancy Australia (TNC), the Australian Government, the SA Department for Environment and Water and City of Onkaparinga.

Shellfish reefs are part of SA's natural heritage and were once common along our coastlines. Sadly, from the late 1800s to mid-1900s the reefs suffered from the impact of overfishing, dredging, water pollution and disease. Shellfish reef habitats are important to the marine environment, fish breeding, and water quality, but they can also provide recreational and economic opportunities. If you make your way along the coast, just 28 kilometers south of Adelaide and tucked away off the main arterial roads, you'll find the peaceful seaside suburb of O'Sullivan's Beach. Today a popular fishing and boat launching spot, the very first signs of civilization in this area can be traced back over 40,000 years. Present day, this seaside suburb remains as it began - a popular summer holiday spot, offering idyllic conditions for a raft of warm weather activities.

These days, O'Sullivan's Beach, with its wide, sandy beach, well maintained boat ramp and stone break-water is a haven for water sport enthusiasts and those seeking refuge from the daily grind. Fishermen, swimmers and surfers alike are attracted to its protected waters, good beach breaks and offshore reef, while the onsite kiosk proves a handy convenience when fresh bait.

Away from the water's edge, the suburb offers so much more. Boasting a number of coastal reserves and trails to explore, you'll be well catered for if hiking is your thing.

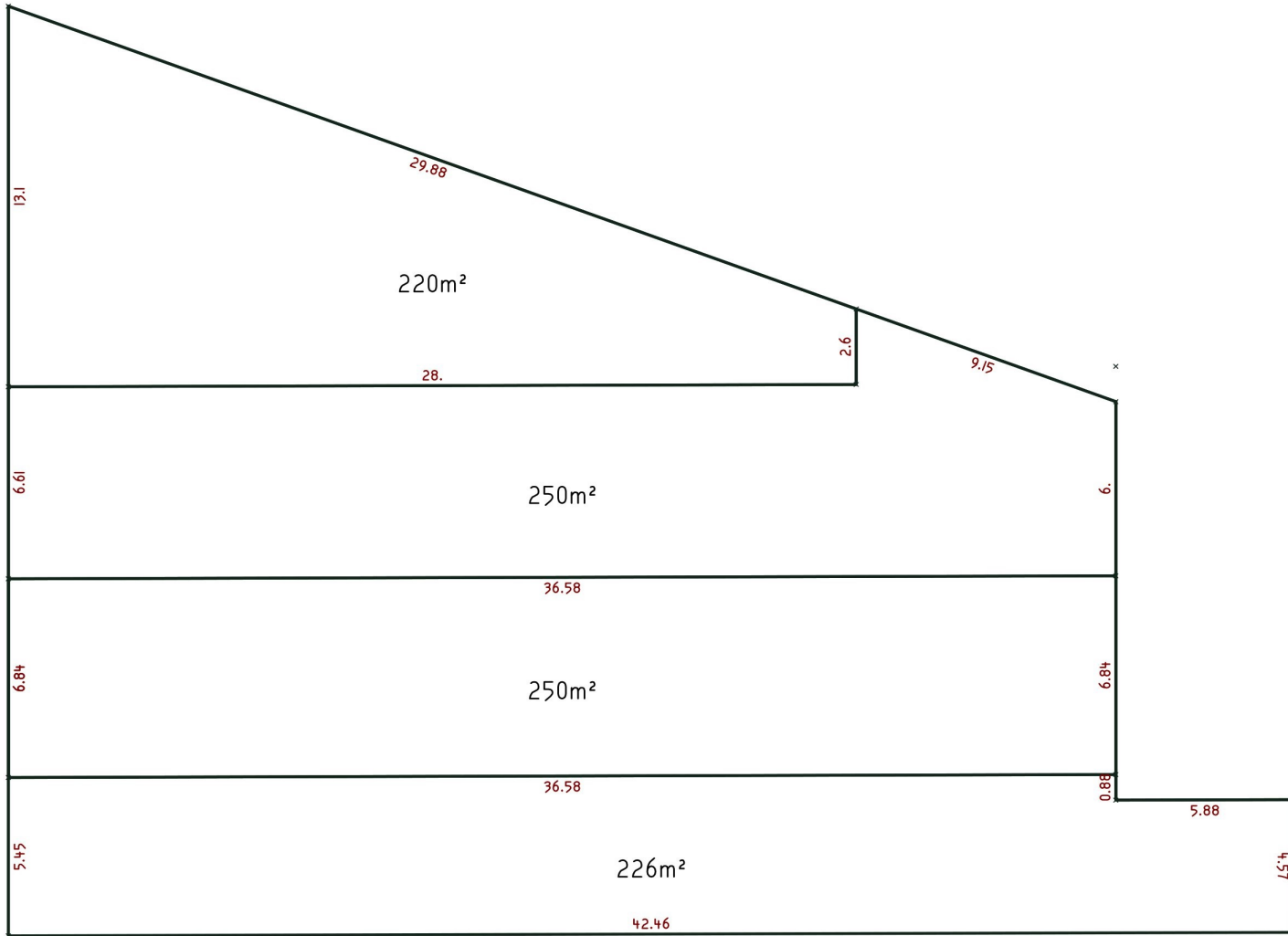
SAPPA Report

Date created:
February 12, 2024

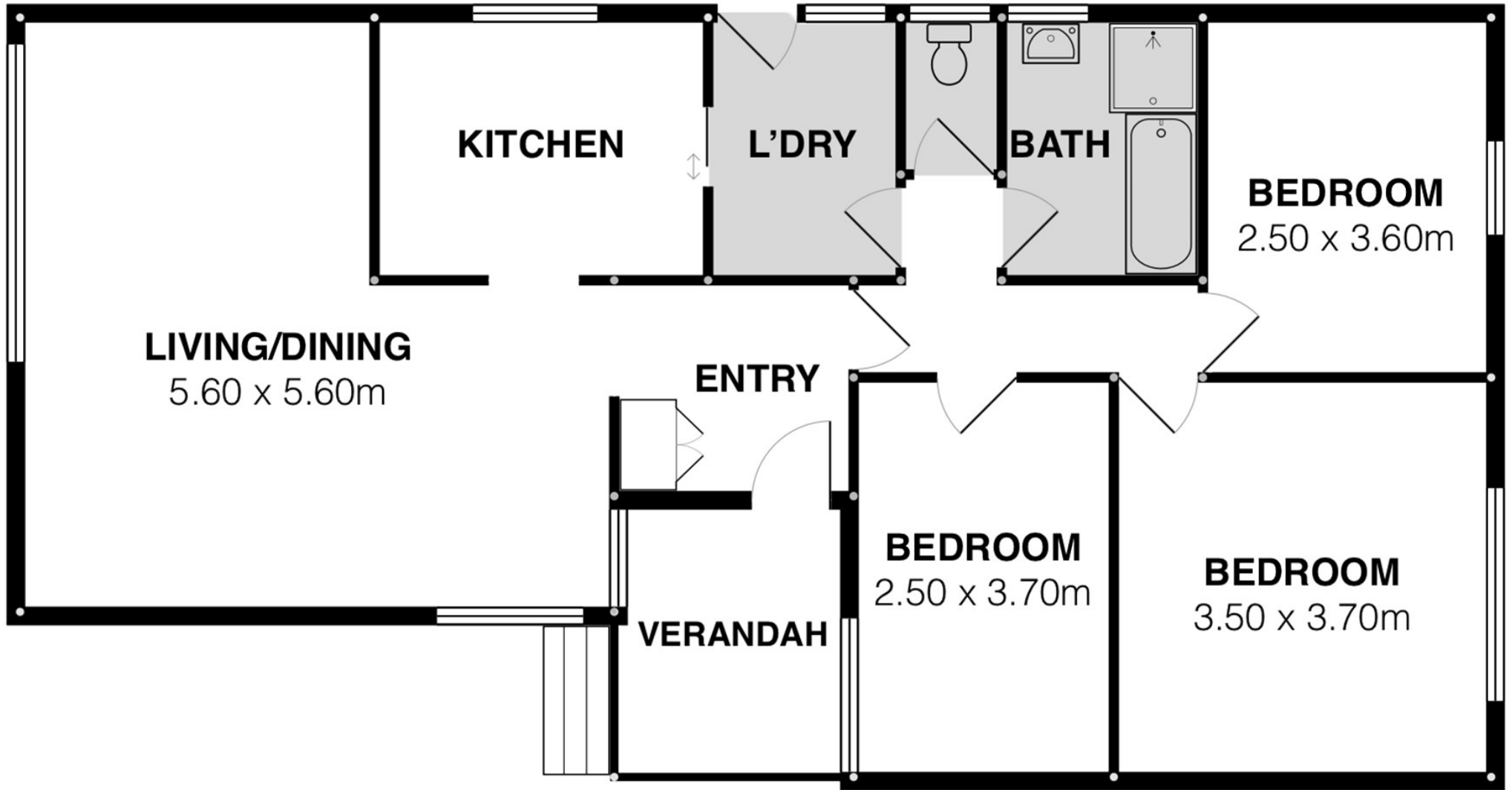
The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>



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