

1 Ross Street, Thebarton, SA 5031



House For Sale

Wednesday, 24 April 2024

1 Ross Street, Thebarton, SA 5031

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 613 m2

Type: House



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Auction | Saturday 11th May @ 10am

Combining its historic cottage DNA with Nordic, Japanese and mid-century influences, this home sets a fresh benchmark for living and entertaining - accommodating pets, kids, even chickens - on the cusp of the city and Linear Park. First impressions - a bluestone classic swathed in greenery. Beyond the bold front door you'll discover a wonderfully re-imagined Zen world of architectural ingenuity and décor born of a love of colour and pattern. With bespoke cabinetry, considered additions by the award-winning Fabrikate, and garden art through every window, this extended 3-bedroom, 2.5-bathroom home on over 600 sqm has featured in the Architectural Digest, Dezeen, Dwell, and The Local Project. And rightly so. Through the wide hallway, understated chic radiates through every space. The master bedroom is defined by its retro ensuite, bedroom three by its welcome morning sun - a well-situated study/second lounge lifts the appeal exponentially. When a kitchen says you'll truly live here, this spacious example means it. With an inspired combo of reds, blacks, whites, and integrated timber joinery; the entire palette captured in its handmade terrazzo island benchtop. You'll appreciate the scale of the custom timber-framed windows, the solid, curved concrete formwork of the living zone window seat - 'the nook' framed by a Zen garden - and the indoor/outdoor flow across polished concrete floors to the all-seasons alfresco with an ancient fig tree as the focus. Year-round rewards from the rear garden include flowers and greenery to show off in style, quinces and pomegranates, citrus and berries, herbs and veggies; and down the path, a light-filled lined gym/yoga studio/study retreat awaits. There's thought behind every element - from the garden green that complements the vintage roll top bath in the second bathroom to the patina of the Corten steel feature wall viewed through a full-length kitchen window. It all evokes a single notion: to own this one-of-a-kind Thebarton treasure. A unique & inspiring revision: Designer additions by Fabrikate Cabinetry by Kustom Joinery with in-built storage to the brick rear extension High ceilings, picture rails, timber floorboards & heritage fireplaces White enamel Jotul wood burning stove Off street parking for 2 cars 2.5 bathrooms including a generous stylish ensuite Custom robes to main & 3rd bedrooms Custom built-in desk & joinery to 2nd lounge/study Mitsubishi zoned & ducted R/C A/C throughout Designer light fixtures throughout Exposed aggregate polished concrete floors to the brick rear extension Custom timber framed windows & doors (ceiling high) to the extension Luxe Bathroom Features: Walk-in showers to each bathroom Astra walker brass living finish tapware throughout Waterfall & hand-held shower heads Custom vanities Imported feature tiles Heated towel rails in ensuite Full-size reconditioned clawfoot bathtub in main Separate laundry with linen press, washer, dryer & wine storage Extra WC off laundry Instant gas hot water with electric temperature control panel Custom Kitchen Highlights: Blum pantry Handmade terrazzo island bench Steele 900mm 6-burner cooker Integrated Miele dishwasher, fridge & freezer Falmecc rangehood Automatic hands-free bin drawer Soft close cabinetry, ample drawers & Concepta pocket doors to conceal a breakfast station Microwave alcove & breakfast bar Outdoors: All-weather entertainer's patio adjoining family room & meals Grassed rear open play space for kids & pets Open air & paved 2nd outdoor dining Garden gym/yoga/hobby room Workshop/bike shed Automated irrigation 3 raised galvanized veggie beds Chicken coop Fruit trees of black fig, lemon, Miho mandarin, Tahitian, Kaffir & finger limes, orange, mulberry, ginger, pomegranate, quince, Stella cherry, raspberries, olive, apples & peaches Eclectic native & exotic foliage - great for home-grown arrangements Location & Lifestyle: Zoned for Adelaide High & Adelaide Botanic High Schools Free tram & bus access nearby Easy walk to Foodland, Tony & Marks at Brickworks Marketplace, or a short drive to Plant4 Bowden for The Lost Loaf The Wheatsheaf for brews, food trucks & live entertainment Walk to Mister Sunshine, Nest, Bloom, Parwana, Blue Velvet, Brightstar Brewing, Ambra Spirits & Imperial Measures Gin Around the corner from the newly updated Dove Street Reserve Close to the Linear Park bikeway The new RAH & WCH in a 20-minute walk The Entertainment Centre in a 25-minute walk A 15-minute drive to the beach And more to discover ... Specifications Title: Torrens Title Year built: c1920 Land size: 613sqm (approx) Site dimensions: 15.24m x 40.23m Council: City of West Torrens Council rates: \$2,494.15pa (approx) ESL: \$235.20pa (approx) SA Water & Sewer supply: TBC All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629