

1 West Terrace, Highgate, SA 5063

Sold House

Friday, 23 February 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 615 m2

Type: House



Steve Alexander
0411755985

\$2,120,000

Situated in the tranquil tree-lined enclave of Highgate, adjacent to Malvern, this exclusive neighbourhood offers a peaceful haven. Easy access to main transport links, local parks, schools, cafes, and specialty shops. Natural light streams down the wide, light-filled entrance and central hallway. To the front of the home, the primary bedroom suite has been thoughtfully positioned to take in views of the mature garden, while fold-back external white shutters can block out light to provide a private room. Behind the bedhead wall is a galley of built-in robes, and a luxury ensuite bathroom with neutral tones, white tiles, stone vanity top, heated towel rail and full-width shower. Enhancing both comfort and versatility, the flexible floorplan embodies quiet seclusion, featuring a study area and two additional bedrooms off the central hall, where double passage doors define the front section of the home. A three-way family bathroom with a stone benchtop and heated towel rail, again in neutral tones, allows the vanity area to be separate from the WC. Architectural brilliance is found in the double-height, open-plan living and dining space to the rear of the home. A separate formal living room or 4th bedroom offers sliding glass doors to the shared side courtyard garden and allows for modern family living and adaptability with living arrangements. Clerestory windows line the ceiling, allowing natural light to cascade from all four directions and creating an airy and inviting ambiance. A large gourmet kitchen with a lowered bulkhead anchors the space to define its purpose. The home entertainer will enjoy black granite benches on the central island, a double oven, a gas cooktop, and a dishwasher. In this expansive home, a generously sized walk-in pantry welcomes you with its abundance of cupboards, shelves and bench space. On the opposite side is a spacious laundry, boasting ample cupboard and bench space, and even equipped with a fixed wall ironing board. This versatile area isn't just limited to laundry duties; it holds the potential to function as a second kitchen, seamlessly extending the practicality and convenience of the central culinary hub at the heart of the home. Sliding glass doors pull back to invite the alfresco entertaining area into the home. The rendered courtyard wall works as a backdrop to this private paved area, and the shade sail provides relief from the afternoon sun, creating a peaceful space to relax and entertain. The side and rear gardens have been beautifully landscaped, featuring established trees such as Crepe Myrtle and fruit trees. This double garage, equipped with an automatic door and direct internal access, boasts a seamlessly integrated loft and storage area. This setup offers convenient accessibility, allowing you to easily store items directly from your car, van, or boat. Additionally, stairs lead up to this versatile space, ensuring practicality and ease of use for all your storage needs. Features include: - Underfloor heating throughout (except bedrooms) - Ducted vacuuming system - Ducted reverse cycle air conditioning (2 units) and ceiling fans) - Separate private courtyard to the rear overlooking the rear garden - Solar Inverter and panels - Security system - Large garden shed Conveniently positioned, this property is just a brief stroll away from Duthy Street and within walking distance of Highgate Primary, Unley High, Urrbrae Agricultural High and Concordia College. Just a quick drive away from Unley Shopping Centre and the CBD, this location is zoned for Highgate Primary and Unley High schools, with the added convenience of proximity to Walford Girls College and Mitcham Girls High. Property Information: Title Reference: Volume 6014 Folio 492 Council: City of Unley Council Rates: \$2,723.20 pa ES Levy: \$125.20 pa SA Water: \$296.78 pq