

# 10 Alma Road, Fullarton, SA 5063

Smallacombe

## House For Sale

Saturday, 25 November 2023

10 Alma Road, Fullarton, SA 5063

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 783 m2**

**Type: House**



Robyn Coles  
0419836129



Paul Stanton  
0407600440

**\$1.6m**

~ Auction: Saturday 9th December @ 11:00am ~Set back within a wonderful botanic, fragrant garden on a prime allotment of 783sqm (approx.) is this immaculately presented, fastidiously maintained and extended family residence. Retaining much of the integral features to enhance and complement the modern renovation and upgrades, this lovely home epitomises comfort, luxury and quality in one of Adelaide's blue ribbon inner suburbs just 4km to the CBD. A long, paved driveway with ample parking off street for multiple vehicles leads to secure original garaging at the rear. A picturesque verandah laden with jasmine frames the lush greenery of the private front garden ~ cool & calm ~ providing a subtle welcome to the simple elegance that is within. Step inside to a traditionally wide central hallway with high ceilings, deep cove cornices, polished floorboards, and feature fretwork. A formal sitting room/4th bedroom boasting a working open fireplace has large windows with leadlight looking out to the verandah. The generous master bedroom also enjoys a tranquil outlook. Queen-size bedrooms 2 & 3 are light and bright with BIR robes. A wall of built-ins off the main hallway leads to a custom designed family bathroom with a generous bath, walk in shower, vanity and 2 unique garden windows. An extra toilet is conveniently adjacent this bathroom. Across the hall, a large naturally light laundry could easily be a butler's pantry with neat white cabinetry, sink unit, shelving and large picture window. The superb architecturally designed extension is a prime example of a perfectly proportioned bungalow renovation which enhances even more the appeal and liveability of this beautiful home. A modern stylish kitchen with feature cabinetry, ample storage, gas cooktop, stainless steel appliances and a large breakfast bar with stone benchtop ~ ideal for preparation and entertaining ~ overlooks the dining area with huge window outlook to the alfresco patio. The conservatory style family area enjoys the warmth of northern natural light through feature windows and French doors opening to an extra North facing verandah. An expansive patio deck with unique retractable awning shade has a Tuscan ambience, surrounded by vines and lush greenery overlooking the Cotswold style rear gardens. The original style garaging/shed looks new but is original, in excellent condition and is what many house hunters desire.... great storage, natural light, electricity, even a shallow pit for vehicle maintenance.... it could even be a unique work studio. With two phase power upgraded throughout in 2020, ducted reverse cycle air conditioning, and quality appointments: cabinetry, plantation shutters, wool carpet, a fabulous modern extension and the perfect family floor plan ~ this residence has it all! Surrounded by beautiful low maintenance, fully irrigated gardens complimenting an immensely gorgeous Bungalow within. In the prime inner green belt suburb of Fullarton, in one of the nicest and leafiest of locations, with excellent school zoning, close to efficient transport, shops and facilities, and being so close to the CBD, this exceptional home brimming with comfort and elegance is ready to pass on to new custodians to enjoy as their own forever home. Council: City of Unley Council Rates: \$2,676.25 per annum SA Water: \$292.94 per quarter ESL: \$265.45 per annum Land Size: 783sqm (approx.) Year Built: 1925 Zoning: Established Neighbourhood