

**10 Balfour Road, Springfield, SA 5062**

**HARRIS**

**Sold House**

Friday, 22 December 2023

10 Balfour Road, Springfield, SA 5062

**Bedrooms: 5**

**Bathrooms: 3**

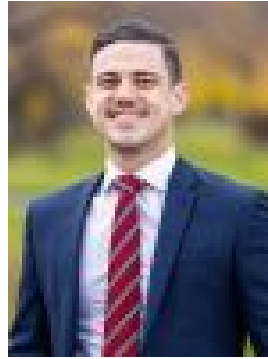
**Parkings: 2**

**Area: 1177 m2**

**Type: House**



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## Contact agent

Looking right at home amongst Springfield's grandest estates, this imposing salute to the Georgian manor is a picture of freedom, elegance and sophistication on a 1177sqm parcel that ends with an in-ground pool and a glimpse of the ocean. Set back from Balfour Road to strike a captivating two storey figure, this timeless 5-bedroom home has been meticulously kept and periodically updated, making it the finished forever home for families in search of a bevy of living zones and an excuse to regularly entertain, inside and out. Built C1958, what has proudly stood the test of time has also never looked better, reaching its striking, super-functional crescendo at its 2021 RAD Studio and Craig Linke Renovation including kitchen with stone benchtops, 900mm freestanding oven, Miele dishwasher and breakfast bar. The butler's pantry is no exception to those updates and stands next to one of three bathrooms at the beck and call of this immaculately presented home featuring oak parquetry flooring, timber panelled walls and light grabbing colonial windows at almost every turn. With a 'den'/home office, bay-windowed formal lounge and partnering dining room, not to mention a sky-lit family room with barn-style ceilings, combustion fireplace and floor-to-ceiling windows, those multiple living zones make the lower floor alone equipped for every conceivable mood and occasion. If the occasion calls for a summer soirée that spills into the night, it will start under the decked pavilion, likely include a beautiful sunset from the pool area and will always involve a swim. Its Springfield personified, perfectly placed within moments of Mercedes and Scotch Colleges, cosmopolitan Unley and the CBD itself. It's time to make a statement. More to love: - Ultra flexible floorplan with five big bedrooms to the upper level, plus possible 5th bedroom to lower floor - Set back from the road to strike a magical first impression amongst inch-perfect gardens - Sleek updated ensuite and walk-in robe to master bedroom - Gated entry and security system - Double carport and additional off-street parking - Large in-ground pool - Ducted r/c and combustion heating - Storage galore, including attic - Twin ovens, two dishwashers and space for a drinks fridge - Private, pristine rear gardens change colours with the seasons - Set on a pin-drop-quiet, leafy street amongst other grand residences - A short drive from Mitcham Square, Burnside Village and Unley Shopping Centre - And much more. Specifications: CT / 5272/840 Zoning / Suburban Neighbourhood Council / Mitcham Built / 1958 Land / 1177m<sup>2</sup> Frontage / 21.95m Council Rates / \$5,089.55pa Emergency Services Levy / \$950.65pa SA Water / \$415.74pa Estimated rental assessment: \$1,450 - \$1,500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mitcham P.S, Clapham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409