

# 10 Chatsworth Grove, Toorak Gardens, SA 5065



## House For Sale

Wednesday, 22 May 2024

10 Chatsworth Grove, Toorak Gardens, SA 5065

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 864 m2

Type: House



Paul Arnold  
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Gary Musolino  
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## Best Offer Before 4pm on 7.6.24 USP

Opulence in Toorak Gardens, a total renovation and grand extension to this 1926 bungalow home. Renovated and extended by the builder this outstanding project has been meticulously completed by Ranieri Building Services Pty Ltd as their own Residence. Finished to the highest standards with quality finishes, style and grandeur you come to expect from such a prestigious builder. Nothing has been done in half measures, right down to moving a major side wall of the home to widen the driveway to 2.84m wide and renewing all plumbing, gas, electrical and roofing timbers together with a new colourbond roof to name a few. The home comprises of 4 double bedrooms, master with luxe dressing room, robes and ensuite with a walk-in shower that has a rain head, heated floor and towel rail and 1200 x 600mm floor to ceiling tiles. Bedrooms 2 and 3, both walk in robes, bedrooms 4 is also huge fitted out as an office with its own outside door access and bathroom access. The heart of the home starts at the extension which was completed in 2020. Its light and bright throughout the open plan kitchen meals and the living space sprawls seamlessly through to the outdoor alfresco area with outdoor kitchen via commercial hung café doors and onto the heated concrete pool and rear grassed yard. The Jag kitchen boasts stone tops and is fitted with Miele appliances including induction cooktop, double ovens with steamer & pyrolytic, warming drawer and dishwasher. In the butler's pantry there is also another Miele dishwasher, gas cooktop, sink and more overhead cupboards. You can't walk past without stopping to view the feature wine gallery room viewed via commercial insulated glass sliding doors. In the enormous family room, 2 large skylights pierce the high 3.2m ceilings which feature throughout the entire home and a 1.2m wide feature gas heater completes this amazing family space. A formal lounge to the front of the home basks character and style can double as a fifth bedroom. There are plenty of linen cupboards throughout and parking is also a plenty in the 6 x 10m garage with coated concrete floor accessible via the extra wide driveway and features drive through rear access via the oversized rear roller door to securely store the caravan, boat, jet ski or vehicles. This area is all linked to the family room and outdoor entertaining area via glass doors to open out for extra large gatherings in the future. There's also double parking in front of the garage for more vehicles. A well-planned laundry with clothes hanging and a plethora of cupboard space is also air conditioned with an additional toilet accessible from the backyard for pool guests. The striking glass tiled concrete pool has an electric heat pump, 2 feature blade water fountains and has a hot and cold outdoor shower adjacent (the pool has provision for future connection to solar heating). The rear yard is surrounded by lavish gardens and is totally private. Just some of the additional features include a cost reducing 6.6kw solar system with 10kw inverter, Data room with 20 separate electrical circuits, 3 phase wiring, C Bus with security cameras and is Google ready. The home features energy glazing with commercial grade frames, 13mm plasterboard, R5 ceilings and R2.5 wall insulation. Don't overlook the little things like ceiling fans throughout the home, mineral salt pool and lagoon blue lighting, instant gas hot water service with 3 controllers, fully irrigated gardens and automated Wi-Fi throughout. Set in a tree lined street in this well sought-after Blue-Chip location on the doorstep of the Adelaide Parklands. Walking distance to Dulwich Village, Burnside village, Norwood Parade, public transport, public and private schools / colleges, restaurants, and all facilities. BUYER NOTE: Homes renovated and extended to this level will come to the market in the future however I have never seen a client move an entire side wall of a home to enable ease of vehicle access down the side. This makes this property extremely unique in this suburb which is notorious for narrow driveways whereas this property now has a wide 2.84m width so owners of vans, boats and luxury cars can rejoice! Land Size: 864sqm approx Home Size: 401sqm approx Council Rates: \$4513 PA SA Water : \$703.58 PQES Levy: \$450.65 PA Home Built: Original 1926 - Extensions completed 2020 Title: Torrens Builder: Ranieri Building Services Pty Ltd - BLD 196116 Council: City of Burnside # 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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.