

**10 Delamere Avenue, Netherby, SA 5062**



**House For Sale**

Friday, 12 April 2024

10 Delamere Avenue, Netherby, SA 5062

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1411 m2**

**Type: House**



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## EOI CLOSING WEDNESDAY 1ST MAY AT 2:00PM (USP)

Nestled in the heart of prestigious Netherby, this distinguished Character Residence, circa 1937, beckons the most discerning connoisseurs of luxury and living to its esteemed address. Privately positioned with a circular driveway, and sited on 1411sqm approx of meticulously established park-like grounds. This extraordinary family entertainer caters to the modern-day luxury buyer who knows and loves quality, which you can feel the minute you walk in the front door. Offering an expansive blueprint of luxurious living and entertaining spaces in undoubtedly one of South Australia's most sought-after locales. Only a short walk to elite Mercedes College and close proximity to Scotch College. Upon arrival you will be mesmerized by the glorious surroundings and this "bold & very beautiful" character facade with stunning street appeal. In this bastion of charm and grandeur, the character features harmonize with modern day must haves, and features recent extensive renovations and improvements throughout this stunning residence. Showcasing exceptional charm and mid century/contemporary themes throughout, from French windows to soaring ceilings, creating an ambiance of timeless allure and refined elegance that you will adore. Perfect orientation with a highly sought after north facing light filled rear... A spectacular floor-plan with versatility that will appeal and accommodate all generations of buyers over one convenient level. Comprising excellent family accommodation with up to four generous bedrooms, including a spacious master suite with a private parent's retreat and an adjacent study nook, expansive family living environments, family friendly laundry, contemporary family bathroom, home office/study, entertainer's kitchen with excellent storage and preparation spaces, resplendent with Smeg & Miele appliances, is a culinary haven where you can effortlessly entertain family and friends all year around... Embrace the warmth of family gatherings in the expansive open-plan living environments, centered around a grand fireplace, or savour the delights of outdoor cooking in the timber terraced alfresco, with a built-in BBQ and outdoor kitchen and stunning French doors that effortlessly entwine both indoor and outdoor entertaining like no other..... Outside entertaining and accommodation is an absolute dream come true for the extended family with a detached studio retreat/teenager's retreat/art studio/wellness studio with sauna & bathroom offers endless flexibility with this studio. A delightful garden with lush established gardens are stunning backdrop for year around entertaining and enjoyment. Excellent off street parking and substantial double-length carport - an additional hobby shed/studio at the rear of the garden further enhances the appeal of this exceptional estate. Summer time fun and enjoyment with the north-facing glimmering designer pool which is privately enveloped by lush greenery is yet another highlight this stunning family residence beholds. We are delighted to showcasing this outstanding family residence as it offers an abundance of space for entertainment, relaxation and enjoyment offering the perfect eastern suburbs lifestyle of unparalleled prestige.

**HIGHLIGHTS** Stylish Character Family Residence C.1937 One luxurious level of living Superb family blueprint Bright & light filled ambiance Stunning street appeal French windows Statement designer lighting throughout Polished concrete floors in rear living environments Polished floorboards Detached studio/retreat Glimmering swimming pool BLUEPRINT Formal & informal living spaces Excellent accommodation - four queen sized bedrooms Spacious master bedroom + parent's retreat & adjacent study nook Built in robes and French doors Stunning open plan family living environments with designer fireplace Entertainer's kitchen - designer timber benches + stainless bench & commercial Smeg oven, big pantry, Miele appliances, built-in Smeg microwave Studio retreat/wellness studio/gymnasium with bathroom - teenager's retreat LIFESTYLE Glimmering swimming pool Timber Terrace Alfresco - Outdoor kitchen/BBQ Lush established gardens Detached hobby shed/studio at rear of garden Ducted reverse cycle air conditioning Plantation shutters Highly coveted location near Carrick Hill, Urrbrae House, Waite Conservation Reserve, Mitcham Shopping Centre Zoned Mitcham Primary School & Unley High School Walk to Mercedes College, close to Scotch College & Urrbrae Agricultural College Landscaped Allotment of 1411sqm Approx - lush established gardens Automatic reticulated watering system Grand circular driveway Excellent off street parking and substantial double length carport

**NETHERBY** - Prestige like no other - highly sought after location and lifestyle epitomised. Adjacent Springfield, it offers excellent proximity to cosmopolitan Mitcham Village, Mitcham Shopping Centre, Wallis Cinemas, the leafy inclines of Carrick Hill's walking trails and Waite Arboretum tranquillity, and just 7kms from the Adelaide CBD. Zoned for the ever-reputable Unley High School and in close vicinity to the state's best private schools - Mercedes College, Scotch College, and Walford Girls - Netherby stands proudly as one of South Australia's most tightly held and esteemed locales, deserving to top this year's Christmas wish list for its cosmopolitan lifestyle... Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions - including,

but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advise. RLA 247163Sold in conjunction with Circa Real Estate RLA 243281