

# 101-105 Grote St, Adelaide, SA 5000

## House For Sale

Friday, 26 April 2024



101-105 Grote St, Adelaide, SA 5000

Bedrooms: 5

Bathrooms: 4

Parkings: 11

Area: 877 m2

Type: House



Simon Hou

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William Fan

## Contact Agent

Discover a fusion of historical elegance and contemporary brilliance at this unparalleled property in the heart of Adelaide's CBD. This heritage-listed gem, originally built in 1889 as the Adelaide School for Girls and later transformed into the Centre for Performing Arts, now stands as a testament to architectural grandeur and modern sophistication, awaiting its next chapter. Spanning an impressive 900sqm over two meticulously restored levels, this property offers a unique blend of residential luxury and commercial possibility. With three separate entrances, the layout accommodates diverse living and working arrangements: choose from a configuration of two distinct residences—one featuring three bedrooms, two bathrooms, a garage, and three parking spaces; the other a two-bedroom, two-bathroom haven with a triple garage—complemented by a classic 200sqm office space or embrace the entire estate as both a grand home and an office. Step inside to be greeted by a grand reception that heralds the transition from the bustling streets to a world of quiet opulence. The ground floor, sprawling across approximately 400sqm, invites endless exploration, from the meticulously restored billiard room, library, gym, and media room/office, to the first of potentially six bedrooms. The original charm of high ceilings and ornate period features is seamlessly integrated with modern luxuries, including a contemporary extension that boasts an open-plan living area, a stunning kitchen with sleek finishes, and private courtyards offering serene urban retreats. The journey continues upstairs across 350sqm of space that mirrors the exquisite blend of past and present. The second floor, accessible via private entrance, could serve as an independent residence, featuring a modern kitchen, expansive living areas, and three large bedrooms, each commanding the title of master suite. Original windows flood the space with light, highlighting a custom-built island powder room and two additional modern bathrooms. Positioned adjacent to the Adelaide Central Market and Chinatown, this property promises not just a home or office, but a lifestyle immersed in the vibrancy of Adelaide's premier city precinct. Additional features include secure parking for multiple vehicles, advanced security systems, ducted heating and cooling, and much more. This is more than a property; it's a piece of South Australian history, restored to its grandest glory and ready for its new owner. Offered to the market via Best Offer By, this is your opportunity to own the ultimate home or office in a prime CBD location. Seize the chance to be part of something truly special. Please call Simon Hou on 0423 807 866 to book a private inspection.