

101 Sydenham Road, Norwood, SA 5067

HARRIS

Sold House

Thursday, 5 October 2023

101 Sydenham Road, Norwood, SA 5067

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 464 m2

Type: House



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Rammed earth, recycled timber, angles, curves, and solar – the harmonious architectural highlights to an extended 1890s cottage that flaunts award-winning designer gardens and a tree-lined stroll for cocktails at Willmott's...It all adds up to an organic and carefully considered re-design that gave this once tired vintage a bold and beautiful new beginning for a family of travelling professionals. Now, it's ageless, up to the minute, magic. And if you're thinking of sharing one of Phil Monahan's finest architectural works with the world on Airbnb, cloaked in a Caroline Dawes design once crowned SA Small Garden of the Year, you might possibly better its pre-Covid gross annual income of \$90k. Yet as a family home, its artistry sees vivid colour spotlight chosen aspects, double glazing frame leafy outlooks, little legs find calm in one of 4 double bedrooms, and open plan living flip winters into cosy warmth thanks to polished concrete floors radiant with underfloor heating. Seasonal comfort is assured, and if juggling's your thing, the angular lofty ceilings are up to it. Recycled Jarrah lines up against Miele, Smeg, and Bosch appliances in a serene kitchen setting with more idyllic dining to garden visuals; daylight and teal round off both bespoke bathrooms - the first with a sky-high roofline and garden backdrop, the 2nd, off the modern laundry and mudroom, adding a rammed earth contrast to its cool palette. In private tranquillity, the productive, imaginative, and relaxed backyard entertains in a celebration of colour and texture - the jasmine wall ready to bud against tall gums and the novel lined water tank/shed dubbed "the little house." So, if you can drag yourself from the deck or the firepit zone, there are the city-fringe perks you'll live for - with or without the car. Where your coveted radius finds reputable private schools including Prince Alfred and St. Peter's Colleges, Norwood Primary School, shopping along The Parade, catchups at The Colonist, and an ever-growing array of fine dining, retail, and cafes. This is a rare and resounding reason to call Norwood home. In short, you'll be blessed: Architecturally additions by Phil Monaghan (c2009) Award-winning gardens by Caroline Dawes Gated driveway for 1 + free street parking 6.6kW solar – currently zero electricity bills Stunning original hardwood floors Recycled Jarrah window frames to addition Decorative ceilings, cornices & fireplace to master bedroom 2 living zones | 2 designer bathrooms Custom BIRs & joinery throughout Polished concrete floors with underfloor heating Split system R/C A/C, ceiling fans & combustion fire comfort 4th bedroom/retreat with private courtyard access Rainwater irrigation Rear lined shed, clad in mini-orb Stroll to The Parade & Kensington Road And more... Specifications: CT / 5832/834 Council / Norwood Payneham and St Peters Zoning / EN Built / 1890 Land / 464m² Frontage / 15.24m Council Rates / \$2,045.14pa Emergency Services Levy / \$178.92pa SA Water / \$445.19pq Estimated rental assessment / \$850 - \$950 per week / Written rental assessment can be provided upon request Nearby Schools / Norwood P.S, Marryatville H.S 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