

11 Fergusson Square, Toorak Gardens, SA 5065



House For Sale

Wednesday, 20 March 2024

11 Fergusson Square, Toorak Gardens, SA 5065

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 849 m2

Type: House



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AUCTION SATURDAY 13TH APRIL AT 11:00AM (USP)

Positioned with stately grace on Fergusson Square, amidst the rose-scented embrace of one of Eastern Adelaide's most revered locales, 11 Fergusson Square emerges as a cornerstone of distinction and splendour. This majestic character residence, embraced by meticulously landscaped gardens adorned with sweeping lawns, reinvigorated interiors, and a sprawling outdoor oasis heralds a testament to timeless elegance and bespoke luxury, promising an unparalleled residential experience that seamlessly blends historical reverence with modern sophistication. With its storied double gable, two-storey freestone façade residence is positioned on a 849sqm approx. allotment, the home captures the essence of heritage allure while seamlessly incorporating modern enhancements that elevate everyday living to artful sophistication. The residence, which has been thoughtfully updated and extended, retains an air of warm intimacy amidst its grandeur, boasting a captivating blend of formal, informal, private, and shared living spaces designed to cater to the nuanced needs of cool, calm, and contemporary family life. Enter and feel immediately wrapped in an aura of opulent warmth and classic charm. Gleaming polished Jarrah floors pave the grand formal rooms, recently revived with a fresh coat of paint. The voluminous sitting room, adorned with timber panelling, an ornamental glazed brick fireplace, and a bay window, opens via French doors into a formal dining room or study, each space echoing tales of yesteryear's refined gatherings. Central to the home's convivial heart is the kitchen, a culinary haven where granite benchtops meet Euro appliances; a space designed as much for creation as it is for congregation. An expansive conservatory-style family living area extends beyond, bathed in light through large windows and a pitched glass roof, reminiscent of an Avery, where the divide between nature and nurture is exquisitely blurred. Descending to the ground floor reveals three spacious bedrooms, each an enclave of comfort and aesthetic grace. Here, original 20th-century architectural integrity sings through the ornate fireplaces, serving as captivating focal points whilst radiating an air of vintage warmth. These chambers are sanctuaries of repose, adorned with plush appointments and floor-to-ceiling built-in wardrobes, promising not just rest but a retreat into the home's soulful embrace. Crave the outdoors and celebrate every milestone in your own tranquil backyard with a covered alfresco area and an elevated octagonal patio, designed for moments and memories shared. Stepping stones guide you to the sparkling pool surrounded by lush magnolia trees promising endless summer evenings illuminated by the soft glow of floodlights. The residence's upper echelon offers a realm of privacy, with two opulent bedrooms featuring freshly laid plush carpeted flooring, walk-in wardrobes, and rejuvenating views of both the Square's beauty and the property's own verdant oasis, with the master bedroom, on the northern side, boasting the added bonus of a deluxe black and white tiled ensuite. Modern conveniences such as Seeley ducted air conditioning, a private laundry with subway tiling, and a substantial crazy pave driveway that accommodates multiple vehicles, blend seamlessly with the home's charming features to offer a lifestyle both grand and grounded. Located just moments from the buzzing locale of Dulwich Village, cosmopolitan Norwood, Burnside Village, and within perfect proximity to the city nightlife, 11 Fergusson Square stands not merely as a home but as a beacon of luxurious living in one of Adelaide's most sought-after enclaves. In this residence, every day is an invitation to live amidst beauty, comfort, and the sheer joy of Toorak Gardens – a sanctuary crafted not just for living but for thriving.

HIGHLIGHTS
1935 Character Residence Standing proud on approx. 849sqm overlooking gracious Fergusson Square
Polished Jarrah timber flooring throughout
Sandstone front façade with double front doors
Ornate fireplaces throughout
Glass enclave poses as the rear living room with French doors leading to the backyard oasis
Front facing bay window in the formal living room with views of Fergusson Square
BLUEPRINTS
Spacious and strategic floorplan offering private bedrooms and peaceful shared spaces
Three bathrooms, one recently refurbished within the private laundry
Two separate living rooms providing segregated spaces for all residents
Upstairs bedrooms boast carpeted flooring and walk in wardrobes each
Windows in all the right places welcoming ample natural light throughout
Sprawling timber kitchen, freshly varnished, with only the best appliances and adjacent dining room
Under stair storage / cellar
LIFESTYLE
Quietly nestled on the edge of Fergusson Square gardens, amidst an array of eloquent neighbouring properties
Sits centrally amongst prestigious neighbouring suburbs Burnside, Fullarton, Norwood
Less than 1km to Burnside Village
Secure automate front gates for both pedestrian access and vehicle access
Driveway / carport can accommodate up to three vehicles
Manicured front garden
Backyard has been cleverly laid out for year round enjoyment
Built-in security alarm system
TOORAK GARDENS SA 5065 – Undoubtedly one of South Australia's most popular & highly exclusive suburbs that is within close proximity to the vibrant Burnside Village, Parade at Norwood with all its excellent cafes, restaurants and shops, Dulwich Village, One Rundle Trading, Dulwich Grocer, Yoga Studios, a selection of prestigious schools including: Loreto College, Pembroke College, St Ignatius,

Price Alfred College, Seymour College and St Peter's Girls. Zoned for Rose Park Primary School and Marryatville High School.