

**12 Park Road, Kensington Park, SA 5068**



**House For Sale**

Wednesday, 8 May 2024

12 Park Road, Kensington Park, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 547 m2**

**Type: House**



Theon Bruse  
0419816470



Bevan Bruse  
0884318181

**\$3m**

Best offers by Thursday May 23rd at 5.00pm (unless sold prior)A home of visual moments to inspire your imagination. Comfortable, spacious, light and bright and definitely original. Thoughtfully designed to enjoy relaxed family living and for memorable fun entertaining with friends. Custom built with lots of love for the current owners in December 2016. So many picture windows overlooking the beautiful landscaped gardens. So much natural light at all times of the day. Thanks to the corner allotment the home captures the Northern sun, morning sun rises from the East and wind down sunsets from the West on the upper level. Generous in size with almost 400m<sup>2</sup> of total house size. All rooms are king sized throughout. Striking front façade complimented by standing seam cladding and old-world Adelaide Solid Bluestone. Stunning entrance featuring a 6.3-meter-high ceiling void the full length of the entrance hall and around to the floating solid timber staircase. An entrance to impress. Glamorous sunken formal living room. Awesome 'hub of the home' open plan living spaces. The entertainers dream kitchen. Custom built joinery complete with hide away appliance cupboards, built in Miele fridge and Miele freezer. Three separate ovens. So much well-designed storage and an island entertaining bench that is a statement on its own. Substantial outdoor undercover alfresco space complete with built in kitchen, seamless flow from the internal living rooms and a refreshing outlook over the gardens and lawn area. Luxurious powder room with a glam vibe. Studio size main bedroom suite on the ground level. Buyers will appreciate the set up of this important space. Both the bedroom and ensuite bathroom enjoy the North facing view over the tranquil Japanese inspired garden and the 8-meter-long water pond. Separate dresser vanity area. Very generous fully fitted out walk in robe. Beautiful luxurious ensuite bathroom with a queen size hot tub overlooking the garden. Upper-level rumpus living room well suited to family living. Bedrooms two and three are both of excellent size and are adjacent to the well-designed main bathroom. Upper-level study complete with a large 3.6 metre long built-in desk and cabinetry overlooking the open void to below. The gardens to the home are inspirational. Designed to be enjoyed whilst outside however the owners have thoughtfully made sure the gardens would be admired from inside the home through the extensive use of glass and landscape design. This home features picture windows from all angles. Lighting design makes a home feel great for all moods after dark. All original pendant lighting from Tom Dixon, Flos Design, Davide Groppi, Forestier, E15 and others. Feature LED lighting. Extensive garden and outdoor lighting. New 12.6 KW solar system with Tesla battery. So many extras. A home that the current owners had designed for themselves with no expense spared. - 2 separate Daiken ducted r/c air conditioning systems with WIFI control. - 3 Rinnai 3200W outdoor radiant heaters to alfresco. - Gas fire to main living. - Fully automated irrigation system. - 3 phase power. - Security system, intercom system and CCTV system. - Hardwired network and extensive WIFI network. - Built-in high-end Monitor Audio speaker system. - 3 top of the line Smeg digital ovens to kitchen. Multifunction oven. Steam multifunction oven. Multifunction microwave oven. - Automated Horiso outdoor blinds to all windows on the upper level. - Velvet and wool curtains. - Solid brick fencing. We look forward to showcasing this property to you at one of the advertised open inspections. A special home that could be yours.