

**12 Park Street, Hyde Park, SA 5061**



**House For Sale**

Wednesday, 12 June 2024

**12 Park Street, Hyde Park, SA 5061**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1083 m2**

**Type: House**



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## EOI CLOSING TUES 25TH JUNE AT 2PM (USP)

WILLIAMS LUXURY is delighted to be showcasing this designer c.1900 sandstone villa with standout architectural additions and features by STUDIO NINE Architects. The location and property is out-of-this-world exciting and we cannot wait to show you through this quiet oasis in Adelaide's Hyde Park! Nestled in undoubtedly one of South Australia's most sought after cosmopolitan addresses in prestigious Hyde Park and sited on 1083sqm approx, this stunning property offers one level of seamless luxurious living. It was originally constructed in c.1900 and has recently undertaken extensive additions and renovation by STUDIO NINE Architects and now offers what all generations of modern-day luxury buyers desire. Offering unparalleled modern living complementing the character villa, this stunning property seamlessly blends timeless character with an elegant contemporary design - with an open plan living environment framed in a sea of sash-less glass which is truly extraordinary! On arrival you will adore the privacy of this beautiful private residence. Step inside and you will instantly experience the desirable yet expansive blueprint coupled with designer elegance this stunning residence beholds. Comprising an inviting entrance hallway which is quite the unexpected statement, and perfect for the active contemporary art collector with endless artspace, you feel the architectural elegance walking through the hallway with the feature seamless glass framing the runway either side into the whisper-quiet living environments. Exceptional accommodation yet versatile with four or five queen sized bedroom suites, including an indulgent Master Bedroom Suite is the epitome of luxury & opulence with a glorious aspect looking out onto a private designer Atrium Terrace. Entertaining family and friends will be an effortless dream at this residence as it offer outstanding open plan living environments with Epic Entertainer's Kitchen/Butler's Pantry, adjacent dining and living spaces, all bathed in north facing natural light with glorious frameless floor-to-ceiling windows, which seamlessly parallels into the outdoor Entertainer's Terrace BBQ, stunning established gardens & lawns and the NEW architecturally designed rear gardens, glimmering fully tiled solar heated pool and the prettiest of settings to host year around garden parties, soirées, BBQs or the family cricket match! Quite possibly the world's most expansive laundry with internal garage access will be noted and popular. Design, ambience and integrity. Endless sleek, minimalist interior features including soaring ceiling heights, polished concrete floors, lineal clean lines, create an atmosphere of sophistication and serenity. This epically elegant entertainer awaits the Hyde Park luxury buyer who loves to entertain in effortless style and commands a turnkey lifestyle like no other.

**HIGHLIGHTS** Designer Sandstone Villa c. 1900 Luxurious Architecturally Designed extension and improvements by STUDIO NINE ARCHITECTS Statement Hallway Art Space Gallery/Study nook Expansive North facing rear allotment sited on 1083 sqm approx. Statement 3.6m ceilings Polished Pine timber floorboards Statement Fireplace/Feature Internal Designer Wall Under floor heating Designer Polished Concrete Floors Double side by side garage with Panel Lift Entry, epoxy flooring and Tesla Wall Connector to charge any EV sold in Australia today Internal access from garage into expansive family friendly Laundry Substantial outdoor entertainer's terrace Designer glimmering fully tiled solar heated swimming pool with Alfresco shower Highly Private and secure New rear landscaping and garden oasis by Piccadilly Landscapes Prestigious Hyde Park address BLUEPRINT One luxurious seamless level of living Versatile floorplan with 4-5 bedrooms Endless living spaces Statement hallway with Study/Media Station /Gallery Divine Master Suite with luxe ensuite and extensive storage with an entire wall of robes Double garage with internal access Luxe family bathroom Light filled open plan living/dining with statement combustion fireplace Large laundry with powder room and internal garage access LIFESTYLE Meticulously landscaped front and rear gardens North facing established gardens Designer Glimmering Pool with Alfresco Shower Electric double gates with intercom Ducted reverse cycle air conditioning 2 x 10,000 litre underground water tanks Expansive sash-less floor to ceiling picture windows bath the rear of the property in natural light Walk to cosmopolitan King William Road and all the vibrant Cafés & Restaurants and Unley Roads A short commute to the CBD Automatic watering system and garden lighting Close proximity to elite private schools; Walford, Concordia and Scotch College HYDE PARK SA 5061 - Undoubtedly one of South Australia's most sought-after cosmopolitan locales where you are literally surrounded by endless convenience. Only steps to Hyde Park's chic King William Road cosmopolitan precinct where you can experience a selection of SA's finest and notable restaurants, including ShoSho, NIDO, funky bars including Willy's Wine Bar, Alt Wine, and enjoy boutique shopping. Stroll the beautiful tree-lined streets, relax in Heywood Park, let the dog play in Orphanage Park, and have a game at Hyde Park Croquet Club or Unley Park Tennis Club. Proximity to elite schools including Walford, Concordia College and Scotch College.