

**13 Desaumarez Street, Kensington Park, SA 5068**



**Sold House**

Friday, 12 April 2024

13 Desaumarez Street, Kensington Park, SA 5068

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 8**

**Area: 1600 m2**

**Type: House**



**Matt Smith**

0407770725

## Contact agent

An elegant family oasis set on approximately 1600sqm with a swimming pool and a full-size tennis court. Tightly held and dearly loved by the same family for nearly 40 years, this classic c.1887 bay window bluestone return villa is now offered to the market for the next family to enjoy. Beautifully presented with grand sized rooms, soaring 3.6m ceilings, gorgeous original character features and a generous extension that is perfect for modern family living. Nestled on a wide, tree-lined street in one of Adelaide's most exclusive locations, this substantial residence offers an abundance of family-friendly accommodation that is perfectly adaptable to suit your needs. Set behind secure gates on an impressive 21.95m wide allotment, a slate path draws you through the front garden with manicured hedges, open grass area and established trees. The bluestone front façade wraps around the southern side of the home, perfectly contrasted by original bay windows. Stepping into the grand entry hall your eyes are drawn upward to the soaring decorative ceilings that continue throughout the home. Jarrah timber floorboards guide you to a spacious formal sitting room or opulent bedroom, basking in natural light streaming through bay windows, accompanied by an ensuite for added convenience. Down the hall awaits a spacious bedroom, complete with built-in robes. Another large bedroom looks out onto the established front gardens. Continuing through the grand hallway, every detail exudes sophistication and comfort as you discover a generous living area adorned with a striking marble fireplace and providing access to the return verandah and side garden. The modern c.2000 extension seamlessly integrates the kitchen, casual meals, and family area, blending contemporary luxury with the charm of the original home. The designer JAG kitchen boasts quality stainless-steel appliances, ample jarrah timber and stainless-steel bench space, and a glass splash back, all bathed in natural light from north-facing windows. The expansive meals and family area features elegant large-format tiles, French doors, and an almost full rear wall of windows overlooking the paved entertaining area and swimming pool. Completing the ground floor is a functional laundry with generous storage and external access, along with a generous family bathroom, featuring a bathtub, heated towel rail, and ample vanity storage. Outside, the established grounds offer something for every member of the family. Enjoy terrace-style dining on the paved entertaining area or a friendly match on the full-size north-south Supergrasse tennis court. The glass-fenced, in-ground pool is nestled among lush gardens, providing a tranquil retreat for those warmer months. Back inside and up the stairs, a spacious landing leads to another bathroom, centrally located home office or study with purpose-designed built-in storage, and two generous bedrooms, each with built-in robes. All three rooms offer private access to the full-length balcony, perfect for enjoying sunset views with a cocktail in hand. Features you'll love: - A versatile layout with 5 bedrooms and 3 living areas - Low maintenance established gardens with fruit trees - Automatic garden watering system and drippers - Views of playing fields and sunsets from the balcony - High ceilings downstairs and upstairs - Well-insulated for temperature comfort and sound - An efficient 7.5kW solar system - Ducted evaporative cooling + ducted gas heating in original part of the home - Ducted reverse-cycle air-conditioning in the second half of the home - Alarm security system - Secure front gates - Full size north-south Supergrasse tennis court - Two 10,000L capacity rainwater tanks, plumbed to watering system - Quality kitchen appliances included Neff electric oven & gas cooktop, Miele dishwasher and powerful twin-motor Qasair rangehood. - Sparkling salt-chlorinated swimming pool big enough for family and friends - Side-by-side double garage with automatic panel-lift door + extensive secure driveway parking for several vehicles - Zoned for Marryatville Primary School and Norwood International High School - Possibility for a longer settlement should it be requested Experience unrivalled luxury combined with unparalleled convenience at this exclusive address. Conveniently situated near public transport and an array of boutique shopping and dining options along Kensington Road, and in just a brief stroll, you'll find yourself immersed in the lush greenery of Kensington Gardens Reserve and the bustling atmosphere of the vibrant Norwood Parade. For families seeking top-tier education, the location could not be more ideal. Pembroke College is virtually next door, while schools such as Loreto College, Prince Alfred College, St Peters Girls, and Rostrevor College are all within a short drive.