

**13 First Avenue, Cheltenham, SA 5014**



**House For Sale**

Friday, 26 April 2024

13 First Avenue, Cheltenham, SA 5014

**Bedrooms: 3**

**Bathrooms: 2**

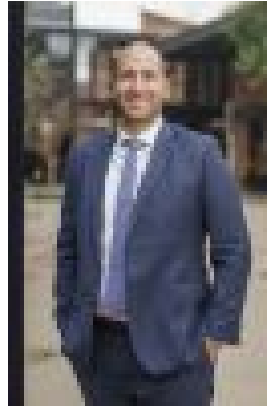
**Parkings: 3**

**Area: 510 m2**

**Type: House**



Peter Kiritsis



Alex Ghinis

0455386102

## **Auction On Site Saturday 11th May @ 10am**

Upcoming Inspections // Saturday 27th April 3:00pm - 3.30pm // Thursday 2nd May 5:30pm - 6:00pm \*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\* From the moment the inset lighting leads you up this recycled brick garden path, you can tell you're in for something special here on the lifestyle edge of Grange beach & West Lakes. Old meets new, black meets white, and raw exposed brickwork meets liberal doses of polished concrete to create something powerfully urban born from 1920s 3-bedroom charm - and it ends with an alfresco BBQ and pizza oven double that spells pure entertaining perfection. There are no rules to renovating, but this rework is a revelation. Extra to its rustic aesthetic come extras including underfloor heating, a Krix sound system, security cameras, 3-phase power, and a serious 19kW kick of solar. Inside, is striking and modern with a delicate reference to the past with decorative fireplaces, high ceilings, and picture rails; its vintage complemented by the plantation shutters and feature drop lighting of the very first reveal - the master bedroom with walk-in robes and sparkling fully tiled ensuite. And past the hallway's custom study nook, polished floorboards are swapped for robust polished concrete in the designer rear addition that swaps sensibility for completely sensational. Despite the separate WC, they'll all be queuing for this bathroom. A wall full of soft penny tiles against a timber floating vanity, and a floor-skimming picture pane that transcends the cocoon bath into another world. The sleek matte black kitchen, stark against contrasting raw brickwork, conceals a butler's wing of open shelving and wine storage, leaving a hefty concrete-topped island bench as the bold entrée to everyday entertaining. The transition from casual dining to BBQs is seamless. The visual symmetry created by the living zone's sliding glass duo doubles the backyard flow from its own flickering gas log fire to the glowing coals of the pizza oven, and we're all going there, for what this bungalow represents: all-weather entertaining and landscaped bliss for kids and pets. Modern ceiling fans, downlighting, a full drinks fridge and weekends crammed with friends rolling in and rolling out - harmonious indeed. Ultra-bold in monochrome yet retaining an innate bungalow charm. First Avenue's time to shine has come again and this time, it's living its best life yet. Character with an urban surprise: • C1925 fully renovated & extended character bungalow • Sublime open plan rear family addition with polished concrete floors • 19kW of solar (58 panels) - installed 2020 • All-weather alfresco with a wood fire pizza oven and inbuilt rear BBQ • 3 double bedrooms with polished floorboards & modern ceiling fans • Master with luxe WIR & ensuite • Ducted R/C A/C • 3-phase power • Security camera vision • Underfloor heating • Krix sound system • Easy minutes to St. Clair, Grange beach, Westfield West Lakes, Alberton Oval & the Port Precinct.\* We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.\*