

13 Third Avenue, Sefton Park, SA 5083



House For Sale

Thursday, 13 June 2024

13 Third Avenue, Sefton Park, SA 5083

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 652 m2

Type: House



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Auction On-Site Saturday 29th June 11:45am

In the esteemed suburb of Sefton Park, neighbouring bustling Prospect and less than 4km to prestigious North Adelaide, discover a character residence resurrected, that marries the grandeur of its past with contemporary, luxury refinements. Enveloped by a quaint picket fence, this remarkable 1920's family style home presents four extraordinary bedrooms, two lavish bathrooms, and a dual car garage that leads right out to your own sprawling backyard oasis with private built in pool. Each bedroom is adorned with original timber floorboards, customisable plantation shutters, built in wardrobes and eloquently detailed ceilings - a nod to an era of meticulous craftsmanship. The master suite, positioned with a commanding view of the front, is accentuated by the warmth of an original fireplace and an adjacent ensuite that offers modern-day indulgence and privacy. Bedroom two exudes an equally cozy atmosphere with its own fireplace, enhanced by chic French doors that form a divide between here and the versatile dining room. The strategic layout leads you straight through to the stunning modern kitchen that sparkles under the glow of LED downlighting. Here, a breakfast bar, with power outlets, invites morning conversations and a casual gathering point for visitors. Enjoy top-of-the-line BOSCH appliances, including a dishwasher, glass back splash, and a spacious pantry with ample storage. Ducted reverse cycle air conditioning envelops the home, assuring comfortable, modern living for residents, while statement door frames and stained glass doors tastefully remain, offering a glimpse into the home's original heritage. Simple, but quality upgrades have been applied to the spacious main bathroom, that sits centrally within the home for utmost convenience, with an expansive shower, vanity, bathtub and toilet, set beside a frosted window. At the rear of the home is the sunlit living room, with polished concrete flooring underfoot, and again shaded by luxurious plantation shutters that consistently feature throughout the home. Outside, the ultimate party space unfurls, with a large paved undercover entertaining area, with an adjacent low maintenance lawn, and undoubtedly the most exciting highlight...the secure, glass encased, solar heated pool, enlightened by a colourful statement feature wall - a space designed for sharing for decades to come! Sunbathe, swim, or simply unwind with a glass of wine in hand and watch as the day melts into night, with the added benefit of a large shed housing the pool's mechanics. In a desirable city fringe location, yet with enough distance for a peaceful, suburban life, this Sefton Park classic is an alluring hidden gem, steeped in comfort, luxury and leisurely spaces for the whole family to enjoy. A charming, sturdy character home where all the hard work has been done for you. Additional features include:

- Classic Sandstone facade and beautifully landscaped front garden
- Drive through access to the rear via the dual roller door garage with accommodation for up to two vehicles
- Well-equipped laundry boasts provisions for machinery, and storage cupboards
- Security cameras
- Electronic vehicle gate
- Paved driveway
- Solar panels (5 kw)
- Salt Chlorine pool
- Just minutes from Prospect Road with shopping and dining options and Northpark Shopping Centre

Nearby schools include: Nailsworth Primary School, Prospect North Primary School, St Monica's School, Enfield Primary School, St Andrew's School, Our Lady of the Sacred Heart School, Prescott College, Blackfriars Priory School, Wilderness School, Marden Senior College

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.