

14 Ninth Avenue, St Peters, SA 5069

HARRIS

Sold House

Thursday, 12 October 2023

14 Ninth Avenue, St Peters, SA 5069

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 933 m2

Type: House



Judy Morris
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Contact agent

Architectural, awe-inspiring, and endlessly liveable - 14 Ninth Avenue is an ode to the beauty of contemporary living. A 2013 build executed with complete precision, impeccably integrating exquisite interiors with the finest in outdoor living, it's a new benchmark for epic living and a home to last the ages simultaneously. Sandstone detailed and expertly off-set with manicured gardens, a remarkable modern frontage introduces the breathtaking scale and character carried throughout, as well as harmonising with the exceptional locale. A grand entryway with soaring ceilings and sweeping timber staircase flows past a light-filled front living area, bedroom suite and study area, arriving at an impressive open-plan living hub. Showcasing symmetry, an outstanding kitchen is certain to elevate even the simplest recipe. Stone bench tops, Fisher and Paykel appliances, waterfall island bench, integrated dining table, and butler's pantry deliver style and substance, with integrated cupboard ready for a study nook, wine store or speakeasy bar. Continuing those striking lines, a fully equipped outdoor kitchen is just a step away through concertina doors for smooth alfresco entertaining. Overlooking lush lawns, herb garden and citrus trees, north-western orientation ensures no shortage of sunrays year-round. Promising resort opulence every day, a main bedroom suite is enviably serviced by extensive dressing room and tranquil ensuite. With sumptuous bathtub, floor-to-ceiling tiling, walk-in shower with rainfall shower head and frameless screen, and heated towel rail, it's a space that radiates luxury. The upper storey offers a wing for multi-generational living or a complete retreat, spanning two additional bedrooms with walk-in robes, home office, family bathroom and powder room. All are united by a central lounge, with velux skylight filtering natural light in abundance, while a private balcony is the perfect place to step out for fresh air. Electric gates and a secure double garage with workshop and rear access provide plenty of scope to safely house multiple vehicles, weekend passion projects or holiday equipment, making it easier than ever to load the car and take off down the coast at a moment's notice, completing the footprint with further utility and liveability. Second Creek and the Linear Parkway are a hop away for weekends spent exploring by foot or bike in either direction, with The Avenues, Walkerville Shopping Centre, and North Adelaide all in easy reach. A short walk to East Adelaide and Walkerville Primary Schools, zoning for Adelaide and Adelaide Botanic High Schools, with St Peters College, Wilderness, St Andrews and numerous private schooling options in close reach. A quick 10-minute drive to the CBD, or utilize regular bus routes from Stephens Terrace for a quick commute. Timeless elegance through every era - it's compelling from every angle. More to love: • 6kw solar panel system • Rainwater tanks • Secure double garage with panel-lift door and rear roller door • Additional off-street parking behind electric gates • Expansive laundry with exterior access and undercover clothes line • Understairs storage room with media hub • Dimmers to lights throughout • Security system and video doorbell • Ducted, zoned reverse cycle conditioning with linear vents • Riverstone gas heater in living • Zoned underfloor gas heating to lower level • LED lighting • In-built speakers to living and outdoor areas • Built-in safe in dressing room • Electric external sun blinds to kitchen, master bedroom and ensuite • Retractable flyscreen to concertina doors • Optical fibre NBN installed • Computer cabled to all main rooms, studies & bedrooms • Foxtel cabled to all lounges & bedrooms • Garden shed

Specifications: CT / 5509/882 Council / Norwood Payneham & St Peters Zoning / EN Built / 2013 Land / 933m² Frontage / 19.51m Council Rates / \$4,280pa Emergency Services Levy / \$403.70pa SA Water / \$419.58pa Estimated rental assessment: \$1,090 - \$1,150 p/w (Written rental assessment can be provided upon request) Nearby Schools / East Adelaide School, Walkerville P.S, Adelaide Botanic H.S, Adelaide H.S

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