

# 14 Queen Street, Norwood, SA 5067

## House For Sale

Friday, 10 May 2024

14 Queen Street, Norwood, SA 5067

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 725 m2**

**Type: House**



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## Contact Agent

Best offers by Monday May 27th at 10am (unless sold prior) Situated on a sought-after tree-lined boulevard in one of Adelaide's most vibrant cosmopolitan city fringe locations, this captivating sandstone fronted villa has been architecturally restored and extended to maximize contemporary family comfort, modern technology and northerly light. Built around 1915, the home is a beautiful example of Queen Anne architecture with a sweeping return veranda, fancy timber detailing, triple sash windows, ornate fireplaces, and high ceilings. Inside, is bright and fresh with the original footprint cleverly reconfigured for versatile family living. Four large bedrooms include a master suite with a walk-in robe and luxurious ensuite with a soaking tub, heated towel rails and floors, double vanities, and a blade wall concealing shower and WC. The study makes an ideal home office equipped with a built-in workstation with shelving and storage above, and separate side door providing internal garage access. The impressive rear extension is of outstanding design, with integrated living zones flooded in north facing light from full length sliders and soaring ceiling height windows. The kitchen, that overlooks casual living and dining, hosts a central island bench, a range of integrated Siemens appliances, and a walk-in pantry with sinks and room for a second fridge. Living is cleverly extended through a sliding door to a second versatile living zone that could be utilised as a TV room, second study or play area for the kids. Sliders open to seamlessly connect indoor and outdoor living. Outside, a lawn wraps around the sweeping undercover alfresco living and dining terrace, with misters for summer comfort. The easy-care landscaped garden can be irrigated by rainwater and includes a conversational seating area. Of special mention is a charming chook house and raised vegetable beds allowing the home chef to just step outside and collect the freshest produce. Dual driveways each with remote entry, and a double carport also with remote entry maximise off-street parking options. This wonderful family home definitely packs a punch with outstanding attention to detail, and a large range of 21st century technological advances. Its exceptional location is within coveted school zones and just a stone's throw from the cosmopolitan delights of The Parade boutiques, restaurants and cafes, Magill Road, Norwood Oval Stadium, nearby Richards Park and Norwood Memorial Park.

**FEATURES OF NOTE**

**LOCATION**

- Less than 6km from Victoria Square
- Stroll to The Parade boutiques, restaurants and cafes
- Walk to Norwood Oval Stadium, Richards Park and Norwood Memorial Park
- Bus to Magill & The Parade close by

**EDUCATION**

- Marryatville High School & Norwood Primary
- Close to prestigious colleges

**ARCHITECTURAL FEATURES**

- Built c.1915
- Original features include ornate timber veranda & fireplaces
- Extension by Fenwick Design
- European oak flooring
- Architectural lighting
- Veranda with French tiles

**TECHNOLOGY**

- Ducted vacuum system
- 24-panel, 5.9 kW solar photovoltaic system with remote monitoring
- Single phase 3.6 kVA petrol-powered generator set with a power meter
- Wifi access hubs serviced from centralised patch panel
- NBN connected

**COMFORT**

- 2 x ducted reverse cycle air conditioning systems
- 2 x wall mounted gas heaters with external flues
- Automated blinds in both living areas
- Heated ensuite floor & towel rail
- Larger windows with Magnetite polycarbonate "glazing"
- Alfresco misters
- Two bathtubs

**KITCHEN & LAUNDRY**

- Siemens oven, steam/combi oven, gas cooktop & integrated dishwasher
- Filtered water tap
- Caesar stone bench tops and splash back
- Two pack cabinetry
- Walk-in pantry with additional sinks
- Integrated exterior ducted dryer
- Pull out laundry bins
- Full height and length laundry storage

**GARDEN**

- Established landscaped designed gardens
- 50,000 L (approx.) rainwater tank plumbed to garden and laundry
- Automated Rainbird irrigation with wall & remote control
- Chook house & pen
- Raised vegetable garden beds
- Garden seating

**PARKING**

- Remote entry dual driveways
- Remote entry carport incorporating motorised weather blinds & rear garden access
- Full height & length storage

**STORAGE**

- Cellar with auto close safety gate
- Bike shed
- Built in robes & extensive cabinetry throughout

**SECURITY**

- Pedestrian gate video intercom
- Alarm
- Lockable gate