

154 Alexandra Avenue, Toorak Gardens, SA 5065



House For Sale

Thursday, 21 March 2024

154 Alexandra Avenue, Toorak Gardens, SA 5065

Bedrooms: 4

Bathrooms: 2

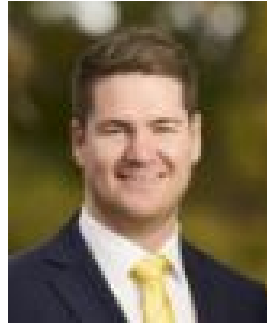
Parkings: 2

Area: 1456 m2

Type: House



Andrew Welch
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Tim Knowling
0451667360

Auction Fri 5 Apr at 10:30am on site (\$2,200,000)

Family Indulgence to Exceed All Expectations! This magnificent Return-Style Verandah Villa (c1900) set on a corner allotment of 1456sqm (approx) in a glorious pool and garden setting is a family oasis of exceptional grace, space and style and presents with 4 bedrooms, 2.5 bathrooms, multiple living zones, study and freestanding rear 19th century outbuilding/barn conversion. This early century beauty pairs the finest classic design with every modern luxury, while the stunning bluestone and red brick period facade embraced by a picture-perfect timber detailed verandah with tessellated tiles, is unforgettable. The property's grandly-proportioned interiors showcase classic elegance with soaring decorative ceilings and cornices, deep skirtings, ornate open fireplaces, leadlight windows, original timber doors and Baltic Pine flooring. A gracious front formal lounge and expansive dining room flow off the wide entry hall - both feature beautiful windows, open fireplaces with mantels and offer impressive spaces to entertain. The original footprint of the home also accommodates the 4 bedrooms. Bedrooms 2 and 3 look onto the return verandah; the main suite features a walk-in robe and moody fully-tiled, skylit ensuite; while the fourth bedroom would be an ideal hobby/toy room. The glossy fully-tiled, skylit family bathroom boasts a double vanity, deep bath, walk-in shower and w.c. An effortless transition from period splendour to the ultra-modern rear is stunningly achieved through exposed brick walls, slate and concrete flooring, high ceilings with Velux skylights, sparkling downlights and multi-paned windows framing leafy backdrops. The casual living exudes contemporary sophistication with its gas pebble fireplace and flows into a gourmet kitchen with volumes of deep grey cabinetry, stretches of black granite, luxurious island bench, integrated stainless steel Smeg dishwasher, Qasair rangehood, Miele convection and steam ovens. A study/home office fitted with a desk and verdant back garden outlook, plus a generous, fully-fitted laundry with side verandah access and separate powder room, further adds to the family appeal. Outside, the rear wrap-around verandah and decked, undercover entertaining area (with overhead fans) overlook the fully-fenced, salt-chlorinated pool which enjoys the full summer sun until late afternoon. A picturesque spot to dine alfresco, while kids relish the blissfully private North-West facing backyard with lawn area, basketball ring and artificially-turfed soccer pitch with net. The barn conversion (from the old dairy) hosts a workshop/multi-purpose storeroom with ample roof storage, and separate entrance studio with w.c. - currently an exercise room with shock-absorbing tiled flooring and WiFi access. Additional features and enhancements include:-

- Ducted reverse cycle air conditioning
- Underfloor gas heating in dining room & kitchen
- Carpeted bedrooms
- Walk-in robe to main bedroom & second bedroom
- Wine cellar with built-in shelving
- Pull-down ladder to attic with timber flooring, lighting & roof air extractor
- Velux skylights in casual living, kitchen & laundry (cover & rain sensor)
- Battery-operated roller shutters on main bedroom windows
- Solar power - 11kW
- Sandstone-edged, tiled & heated pool (with cover)
- High walled fencing with front & side gates
- Security cameras
- Auto watering system
- Auto-doored double carport off Alexandra Ave
- 2 x storage sheds

Centrally located on one of Adelaide's finest period streetscapes with easy access to exclusive shopping, restaurants, cafes, vibrant Norwood Parade, Burnside and Dulwich Villages. The bus stop is out the front as well as on Grant Avenue nearby, across the road to Loreto College and enviably close to the area's other top tier schools. With space, grace and a coveted address, this is the epitome of fabulous family living. Auction: Friday 5th April at 10:30am on site CT: 5820/341 Council: Burnside RLA 312012