

15A Union Street, Dulwich, SA 5065



House For Sale

Wednesday, 29 May 2024

15A Union Street, Dulwich, SA 5065

Bedrooms: 3

Bathrooms: 2

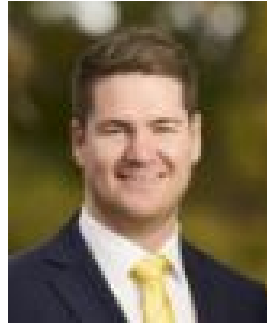
Parkings: 2

Area: 355 m2

Type: House



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Auction Fri 14 Jun at 12:30pm on site

Prestigiously located in a privileged pocket set behind an elegant grey-rendered profile, "Casa Bella" is a captivating Tuscan-themed residence offering 3 bedrooms, 2 bathrooms and double garage. Beginning life as a 1920s solid brick warehouse and a former bus depot, this property has been exquisitely crafted and appointed to the highest standards of contemporary style and refinement. Flawlessly presented across a superb single-level layout, the home is as unforgettably beautiful as it is effortlessly functional, offering a lifestyle of low maintenance luxury and comfort, insulated within tranquil environs. Mediterranean-inspired floor tiling flows through the expansive open plan living, dining and kitchen domain, where a mosaic-tiled Tuscan scene, crafted by a local artist, adorns the face of the long sweeping island bench. Here, it's about coming together with family and friends. The warmth of a gas fireplace creates an ambient glow in the living zone and the wall of glazing illuminates the home with Northern light. Fully retracting bi-fold doors from the living area, create a seamless affinity with the outdoors, transitioning to a generous-sized North-facing alfresco courtyard. Bordered by tall rendered walls, it is a private sanctuary perfect for exceptional outdoor living and entertaining. The elegant water feature adds to the tranquility and the retractable awning protects from the elements. The streamlined kitchen showcases not only the amazing island bar, but granite benchtops, abundant cabinetry, Bosch dishwasher, Miele oven and walk-in pantry. At one end, it steps up to the formal dining zone with a magnificent leadlight window; while an adjacent casual dining area on the Northern side, looks out to the courtyard. Privately zoned, the palatial main bedroom flush with Northern sun, flows out to a paved courtyard area and flaunts a walk-in robe, private powder room, fully-tiled ensuite with spa bath & walk-in shower. Two more double bedrooms - positioned in the Western wing, utilise a second bathroom with walk-in shower, w.c. and bath enhanced by a stunning feature tiled wall. Offering an uncompromising downsizing opportunity, ideal for professionals or small families desiring low-maintenance luxury, this sublime haven set on 355sqm (approx) also includes:-

- Secure front verandah
- Ducted r/c air conditioning
- Carpeted bedrooms
- Built-in robe & desk in second bedroom + split-system a/c
- Fully-fitted laundry opening to drying courtyard
- Solar (x 36) panels - 6.7kW
- Double auto garage with internal access

Merging exquisite elegance with outstanding low maintenance liveability, this property speaks to a discerning way of living just 2.9km from the CBD. Enjoy life as a local with exceptional walkability to all amenities, including the East Parklands. Just steps to Dulwich Village, bus stops, medical facilities, cafes, and mere moments to Burnside Village. Zoned for Rose Park Primary School and Marryatville High School, and in close proximity to other esteemed schools. Auction: Friday 14th June at 12:30pm on site CT: 6264/733 Council: Burnside Council Rates: \$2,426.15pa (approx) Water Rates: \$324.83pq (approx) RLA 312012