

**16 Gratton Street, Belair, SA 5052**

**HARRIS**

**Sold House**

Thursday, 14 March 2024

16 Gratton Street, Belair, SA 5052

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 883 m2**

**Type: House**



Troy Law  
0882023500



Scott Moon  
0882023500

**\$970,000**

Take a c1970 split level masterpiece and flawlessly reimagine it for streamlined modern living – 16 Gratton Street is something special. Perfectly positioned on a striking sloped block, and enveloped with exquisite picture windows, rich timber cladding and exposed brick, it's a haven brimming with balanced character and radiating total serenity. Upstairs, dual connected living areas united with balcony for the perfect locale to soak up views across the treetops with your morning brew, combustion heater on hand for toasty winters. A sleek kitchen embodies monochrome chic, pendant lighting, herringbone subway tiles, contrast cabinetry and cement look laminex benchtops delivering style, while gas cooktop, dishwasher and walk-in pantry provide substance to match. Three expansive bedrooms are tucked securely in their own wing, all complete with built-in robes and fully serviced by contemporary family bathroom, wide vanity with raised basin, corner shower, bathtub and separate WC bringing elegance to everyday rituals. Exposed timber beams canopy the lower floor, defined by a breathtaking master bedroom suite. Boasting pendant feature lighting and walk-in robe, along with a showstopping ensuite with freestanding designer tub, floor-to-ceiling tiling, timber vanity and rainfall shower with frameless screen, it's a resort-like retreat promising pure relaxation. An additional living area and fifth bedroom bookend the lower floor, elevating scope for multi-generational living, guest quarters, or the ultimate work-from-home suite with a commute only as long as it takes you to pop downstairs. Stone-terraced gardens wrap the 883sqm allotment with a private botanical paradise. A vast garage workshop offers a dedicated for passion projects, or the ideal address for weekend vehicles, boats or caravans, driveway access making storage simpler than ever, while an extensive L-shaped deck completes the haven with an alfresco epicentre amongst the gum trees. Gratton Street places you securely in the sought-after Belair community and lifestyle, with a quick jaunt taking you to Banana Boogie Bakery for coffee (and the Baking Association of Australia's 2023 Best Hot Cross Buns), Belair National Park for weekend hikes, or Belair Hotel for pub dining. Numerous amenities are in close reach, with Belair and Blackwood Main Streets or Mitcham Square providing an abundance of supermarkets and specialty shopping. Numerous schooling options nearby, with Belair Primary School, Blackwood High School, St Johns Grammar School and numerous private schools in easy reach for a easy school run. Only 20 minutes' drive to the Adelaide CBD, or harness regular bus services from Main Road or the Pinera Train station for a straightforward commute. Breathtaking is an understatement. More to love:- 6.6kw solar system- Single garage, double carport and additional off-street parking- Separate laundry with exterior access- Garden shed- Split system air conditioning to lounge- Combustion heater to living area- Plush carpets and timber-look floors- Skylights- Ceiling fans- NBN ready Specifications: CT / 5691/504 Council / Mitcham Zoning / HNBuilt / 1970 Land / 883m2 (approx) Frontage / 22.86m Council Rates / \$1784.20pa Emergency Services Levy / \$167.90pa SA Water / \$193.93pa Estimated rental assessment / \$750 - \$825 per week / Written rental assessment can be provided upon request Nearby Schools / Belair P.S, Hawthorndene P.S, Blackwood P.S, Eden Hills P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409