

**161 First Avenue, Royston Park, SA 5070**

**HARRIS**

**Sold House**

Friday, 1 September 2023

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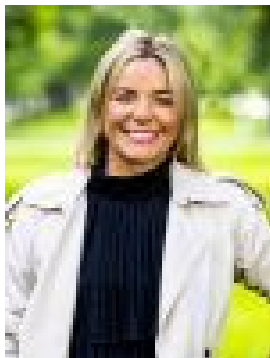
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1116 m2**

**Type: House**



Georgie Todd  
0420492936

## Contact agent

Striking a charming figure from its wide, tree-lined street in one of Adelaide's most tightly-held suburbs; this extended symmetrical sandstone villa is beautiful, boundless proof that the little details make all the difference on its expansive parcel with a pool and prized rear access. From its lovingly preserved original features to the expansive Rebecca Ryan-designed rear addition that sympathises with the villa's C1910 origins, those details piece together a home of undoubted freedom, form and function. The list of periodic improvements is so long it reads like a novel, ensuring everything from the ducted R/C to the 17KW solar system run like clockwork in this timeless home with an ultra-modern floorplan of multiple living zone and up to five bedrooms. With granite benchtops, quality stainless steel appliances and a breakfast bar to bring everyone together for casual mid-week meals, the kitchen epitomises that functionality at the head of a family room with soaring coffered ceilings and an instant connection to the rear alfresco pavilion. The master wing - featuring an ensuite, home office and walk-in robe - also connects to the outside world through a set of French doors, framing the lush greenery of a rear yard with fruit trees, raised veggie patches, large lawned area, that summer-ready pool and a glimpse of the Adelaide Hills in the distance. A home that feels so removed from the city's pulse is in fact less than 10 minutes' drive from The Parade and 15 from the East End, not to mention moments from the Linear Park, paving the way for a lifestyle that's simply second to none. Now you're home. More to love:- North facing rear- Huge parcel with wide frontage and double-sided carport - Impeccably presented original home with double-fronted sandstone facade, polished timber floors and lofty ceilings - Rear lane access to lock-up powered garage - Extensive renovations and updates throughout - Solar heated fully-tiled pool with updated pump - Cellar and loads of storage throughout - Cafe blinds to huge alfresco pavilion - Powerful 17KW solar system for heavily reduced energy bills - Two-way ensuite/main bathroom with access to bedroom 2 - Beautifully presented landscaped gardens with auto watering system - Alarm with monitoring provisions - Fully rewired - Electric gated entry - Walking distance from public transport - And much more. Specifications: CT / 5652/368Council / Norwood Payneham & St PetersZoning / ENBuilt / 1910Land / 1116m2Frontage / 18.29mCouncil / \$3,091.50paSA Water / \$323.64paESL / \$295.70paEstimated rental assessment: \$1,150 - \$1,250 p/w (Written rental assessment can be provided upon request)Nearby Schools / East Adelaide School, Marryatville 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