

169 Cross Road, Westbourne Park, SA 5041



House For Sale

Friday, 12 April 2024

169 Cross Road, Westbourne Park, SA 5041

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 2018 m2

Type: House



Orlanda Paglia
0418839523



Ben Clarke
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EOI CLOSING WED 1ST MAY AT 2PM (USP)

Gracious Return Verandah Villa C.1905, Expansive Allotment of 2018 sqm Appox. Rooms Of Grand Proportions, Soaring Pressed Metal Ceilings, North-South Facing Tennis Court, A Truly Rare and Exclusive Opportunity in Highly Sought After Locale! Undoubtedly one of Westbourne Park's most prestigious character residences that presents a very exclusive opportunity! Set well back and positioned behind a high bush fence in highly sought after Westbourne Park, is this imposing residence which offers a rare opportunity and exceptional potential. This stunning return verandah villa is sited on an expansive allotment of 2018 sqm. Cherished and adored by the current owners, the home is now being offered to the luxury market for the first time in nearly 30 years. Contact your architects as they are going to love the bones of this exceptional villa to enhance it to its modern-day prestige potential (subject to all planning consents). This grand home offers a statement hallway with soaring pressed metal ceilings in each of the original rooms. Oozing timeless charm and striking character features reminiscent of its era including ornate open fireplaces, original lead light, fretwork, high skirting boards and picture railings. The home offers a versatile floorplan including excellent family accommodation with up to four bedrooms, the front master bedroom with the grandest of proportions, multiple living spaces, home office/sunroom, formal and informal dining, a well-equipped and updated kitchen opening to a tranquil courtyard and a beautiful formal lounge room positioned at the heart of the home. Step outside to the charming outdoor entertaining space set underneath the tranquil Golden Elm Tree. The north-south facing tennis court has been enjoyed extensively by the current family over many years and adjoins the substantial veggie garden. The grounds of this expansive allotment offer fruit trees and native plants abound including mulberry, cherry, plum, lemon, mandarin, and pomegranate, while the front of the home features a native grassland butterfly garden. The expansive allotment offers endless scope to re-design, renovate, and extend (STPC) whether it's an entertainer's pavilion you desire, a designer swimming pool, home gymnasium or a car enthusiast's garage – there is no limitation to creative inspiration! Offering endless lifestyle and convenience and just minutes from cosmopolitan Goodwood and King William Road and their many boutiques, cafes and restaurants. For the family buyer there is excellent proximity to both local and private schools including Unley High and Westbourne Park Primary as well as Scotch College, Mitcham Girls, Walford and Urrbrae Agricultural. With so much existing history and charm, and an exciting future ahead, this truly is a once in a lifetime opportunity!

HIGHLIGHTS Gracious and imposing return verandah villa C.1905 Soaring, decorative pressed metal ceilings Timeless character features throughout Solar panels (18 panels; 6.6kW approx.) Endless scope to re-design, renovate and extend (STPC) Veggie garden, extensive fruit trees and a native grassland butterfly garden **BLUEPRINTS** Sited on an expansive allotment of 2018 sqm approx. Grand rooms of generous proportions Versatile family accommodation with up to four bedrooms Multiple living spaces North-south tennis court Beautiful outdoor entertaining space **LIFESTYLE** Excellent proximity to cosmopolitan Goodwood and King William Road Easy access to the Adelaide CBD just 5km away Zoned to Unley High School and Westbourne Park Primary School Close proximity to Scotch College, Walford, Mitcham Girls, Urrbrae Agricultural High School