

17 Alice Street, Rosewater, SA 5013

NOAKES
NICKOLAS

Sold House

Friday, 15 September 2023

17 Alice Street, Rosewater, SA 5013

Bedrooms: 5

Bathrooms: 2

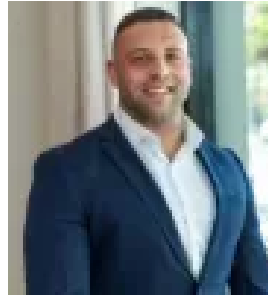
Parkings: 1

Area: 641 m2

Type: House



Callan Eames
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\$880,000

Set within a Jacaranda-lined street and beaming with likeminded character, this c1910 cottage has undergone a complete and chic renovation to blend modern convenience with its character-filled five-bedroom footprint. Stylish from its symmetrical front to its bountiful backyard, a brand-new bullnose verandah and feature-tiled porch extend a charming welcome alongside ample off-street parking and an undercover carport behind roller door. Stepping between polished pine floorboards, 3.7m ornate ceilings and admirable archways, the entry bestows a grand and spacious first impression. Each of the four bedrooms feature divine decorative fireplaces, sheer curtains and built-in robes – the master receiving rightful special treatment of a cosy combustion fire, luxe ensuite and coveted walk-in-robe – along with a versatile option to utilise the front room as a fifth bedroom, second lounge or inspiring home office. Rounding out the original dwelling, you'll love fulfilling your weekly washing duties in the spacious laundry, whilst the main bathroom elevates the bath time routine with trendy floor-to-ceiling tiling, brushed brass fittings, niche ledge and a freestanding bath behind open frameless shower. Sympathetic floating floors provide a seamless connection to the large scale of the modern extension, creating an open plan harmony between living, dining and cooking. Crisp and sleek in its contemporary aesthetic, the kitchen is certain to please with quality appointment of Bosch stainless-steel appliances, walk-in pantry and brushed brass accents - centring around an unencumbered waterfall stone island that encourages gathering for impromptu pre-dinner drinks and meals on the run. Matching the stately proportions of the interior, sliding doors connect to an abundant North facing backyard – offering a timber deck shaded by bamboo, designated fire pit under a majestic Willow Myrtle and a plentiful patch of lawn for both child and pet's play - all safely wrapped in good neighbour fencing, there is no better place to soak up your daily dose of sunshine. Nothing can beat the nostalgic style imparted by turn-of-the-century architecture, but add a top-to-toe renovation like this one and it's easy to picture that perfect family life on Alice Street...Even more to love:- Gorgeous street presence- Torrens-titled 641sqm parcel- Off-street & undercover parking for four vehicles- Drive-thru rear access from carport- Stainless-steel gas cooktop & dishwasher- Couple's shower & basins to ensuite- Original sash windows- Replumbed and rewired throughout- Samsung ducted & split system R/C air conditioning- Ceiling fans- Garden shed- 250m to bus stop & 1km to Port Adelaide train station- Zoned for Woodville High- Just 20-minutes to the CBD- Easy access to Mount Carmel College, Port Adelaide Plaza & Westfield West Lakes Land Size: 641sqm (approx.) Year Built: 1910 Title: Torrens Council: City of Port Adelaide Enfield Council Rates: TBCSA Water: TBCES Levy: TBC 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.