

**17 Alpha Street, Kensington Park, SA 5068**

**HARRIS**

**House For Sale**

Friday, 29 March 2024

17 Alpha Street, Kensington Park, SA 5068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1036 m2**

**Type: House**



Henry Gower Tillett  
0439846667



Lauren Davis  
0408814049

## Contact Agent

Best Offers By 12pm Tuesday 23rd April In postcode prestige with quite the resume, there's more to pique the family buyer and entertainer's interest against the pull of Pembroke School and The Parade – and it's a timeless 1900s villa redesign deserving its own headline. One, for the formal gardens created by Virginia Kennett, mirroring the stone-fronted home's symmetry, and two, for its lifestyle rear addition and contrasting silhouette – the modern genius of Outset Design. And the inspired interiors from start to finish are striking, refined and seamless. As you transition from the tessellated tiled verandah to four leading bedrooms, each blessed with filtered light and soft hues, the voluminous master whisks you away through double doors to the custom luxe of a dressing room, makeup station and sublime ensuite. Both bathrooms carry natural stone hues and the same harmonious minimalism of frameless showers, soaker baths, and sunlit reasons to thrive each morning. From the slide-away office, the 4th bedroom you can convert to a 2nd living zone or vice-versa, the home culminates in an open plan living finale with low-lying storage and a feature gas fire – the full-scale outlooks, consumed by gardens, convince you to join them. The contemporary kitchen has the same effect. With a powder-white profile, warm accents, and a focal point waterfall island, you'll be the star of the show, leaving a concealed butler's wing to store, wash and display. For the gated security, established garden privacy, sunbathed and shaded alfresco entertaining, and a 1036m2 landholding you simply can't downplay in the esteemed east, there are more reasons why Alpha comes first: Its walking reach to Kensington Oval, Marrayatville High School and Kensington Road transport, and closeness to every retail perk of Burnside Village, all from an eye-catching redesign with enduring family scale. A villa of distinction too good to miss: - C1900 symmetrical villa on a rare 1036m2 (approx.) landholding - Outset Design lifestyle renovation (c2018) - Virginia Kennett designer landscaped surrounds - Gated privacy & intercom security - Sleek open plan kitchen & concealed butler's wing - Sublime master wing with walk-in dressing robe & ensuite - 2 spectacular minimalist bathrooms - Bespoke galley style laundry - Family scale open plan living with feature gas fireplace - Drive-through single garage - A Portrush Road dash to Burnside Village - Retail & café choice from Kensi Road to The Parade - Zoning for Marrayatville P.S. & Norwood Int'l H.S. - Ideal proximity for Pembroke, Mary MacKillop, Loreto & Seymour Colleges And much more... Specifications: CT / 5155/439 Council / Burnside Zoning / SN Built / 1900 Land / 1036m2 (approx) Frontage / 18.29m Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Marrayatville P.S, Norwood International 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 | 22640