

17 Birch Road, Stirling, SA 5152

HARRIS

House For Sale

Wednesday, 12 June 2024

17 Birch Road, Stirling, SA 5152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4088 m2

Type: House



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Best Offers By 12noon Wednesday 26 June (unless sold prior) Unique, custom-built grandeur isn't the only revelation. Follow the wooded dress circle prestige and Basket Range stone for an eye-catching home that could truly be your castle - turret, tennis court, and all. On an acre akin to a forest floor comes the gables, leadlight and European calibre of a reproduction manor angled for maximum winter sun and garden views, for indoor formality, sumptuous, robed accommodation, and all-weather outdoor dining; the first Adelaide home to install geo-thermic heating efficiency, gaining HIA award-winning acclaim for it. Yet warmth, light and scale are just a few of the recurring luxuries to this exquisite 1995 David Knights Homes design. Quality finishes, custom wainscoting, rich Fijian Cedar joinery, and forest-like calm through every Western Red Cedar pane – every turn has a talking point. From the leadlight foyer and curved timber staircase, formal dinner parties framed by nature, formal living and casual dining areas drawn to big bay windows against the granite-topped gourmet kitchen, or ahead to the billiard room giving the garden all due glazed respect - the alfresco deck next for a glazed canopy best shared beneath a downpour. Its all-ages sophistication offers storage galore: from the master wing with twin walk-in closets and ensuite, the executive's home office, and the adjoining double garage where an upstairs gym-turn-storeroom towers above the workshop. Of the three upper bedrooms, two have walk-in closets, the 3rd offers an inbuilt wall drawer system, refusing to encroach on any floor space. And with tennis matches in full swing, you could umpire from the quiet heights of the teen's plush living retreat or take living out to the grounds... Float amongst the foliage, take tranquil morning walks to St. Catherine's, book lunch at the Crafers Hotel, but don't overlook a one-of-a-kind lifestyle set in stone. This is a special kind of magic:- Timeless custom build featuring local Basket Range sandstone - An HIA Award Winner for its geo-thermal heating efficiency - Dual access- 2 zoned & ducted R/C A/C units- Concrete tennis court - Feature diamond leadlight- Approx. 3.3m ceilings downstairs- New carpets- All-weather alfresco with inset deck lighting & glazed roof- Main level master wing with twin WIRs & ensuite- Adjoining executive's office & guest powder room- Secure internal garage access - Storage zone/gym above the garage- 2 solid timber staircases- 3 XL robed upstairs bedrooms- Huge fully tiled upstairs spa suite with wall-to-wall, granite-topped vanities- Western Red Cedar window frames - Secondary right of way access to Birch Road- A wander to St. Catherine's School- Easy minutes to the heart of Stirling- 9 minutes to The Tollgate | 14 to Burnside Village- And more... Specifications: CT / 5195/42 Council / Adelaide Hills Zoning / RuNBuilt / 1993 Land / 4088m² (approx) Frontage / 64.32m Council Rates / \$5,428.06pa Emergency Services Levy / \$378.85pa SA Water / \$144.98pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Crafers P.S, Upper Sturt P.S, Heathfield P.S, Aldgate P.S, Heathfield H.S, Urrbrae Agricultural H.S, Mitcham Girls 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