

17a Fife Avenue, Torrens Park, SA 5062



House For Sale

Thursday, 18 April 2024

17a Fife Avenue, Torrens Park, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1490 m2

Type: House



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Auction Sat, 11th May - 11.30am (usp) Inspired by the English Tudors of a bygone era, akin to the prestigious residences that define Melbourne's Toorak and etched into Brown Hill Creek's serene doorstep; worlds and eras collide to make 'Ballantyne House' arguably Torrens Park's proudest mark on its storied timeline. Five years in the making, the latest mark might just be the most notable of all; a meticulous, no-penny-spared renovation that paid stylish, deep respect to the old-world charm of this C1940 two-level home on a boundless south-north parcel, just steps from esteemed Scotch College. Locals stop to admire the inch-perfect, professionally curated greenery that drapes itself over the home's imposing facade and carves out one of the most tranquil poolside settings you'll ever see within a 15-minute drive of Adelaide's CBD. Custom steel doors frame those gardens like large, light-grabbing works of art on the wall - and signal the transition between the bevy of living zones that make up the bright, airy and free-flowing lower level. Whether it's the rear conservatory, regal formal lounge, the study that opens up to the heated alfresco pavilion, the home theatre/4th bedroom or the Carrara marble-laden gourmet kitchen with 900mm Smeg appliances, every conceivable mood and occasion finds its perfect place. Exposed beams, leadlight casement windows, polished oak floors and the hand-crafted timber-staircase headline the original hallmarks that live so harmoniously with the recently-added terrazzo-style floor tiling, custom joinery, chic soft furnishings and slick bathrooms. Shouts of 'Marco Polo' from the heated pool, late night stories swapped over the fire pit, fierce basketball battles, and Sunday BBQs cooked outside and shared on a 'crazy-paved' patio; it's the little moments here that will make the biggest mark of all. Welcome to 'Ballantyne House' Features we love...- Carefully renovated from top to toe, inside and out- Supremely flexible floorplan with multiple living zones and up to four bedrooms - Heated pool with glass fencing - Kitchen includes 900mm Smeg oven and gas cooktop, semi-integrated dishwasher, and semi-walk-in pantry- Ensuite main bedroom- Expansive outdoor entertaining area, complete with BBQ, bar, and heating- Kitchen and laundry taps by English Tapware Company - Ducted air conditioning and efficient gas heating- Three-phase power, a detached dual garage featuring automatic roller doors and a sauna room, a versatile rear workshop/utility room, and an additional new, quality Colorbond shed for ample storage- Designer light fittings by Kelly Wearstler and Flos Lighting - Villeroy and Boch lavatory- Newly updated electrical and plumbing systems- Electronic gated entry - Full-size basketball ring - Bluetooth and Wi-Fi enabled security and sound systems- Custom-joined timber study bench suitable for three people to work overlooking the north facing rear gardens- Beautifully irrigated gardens and landscape architecture- Storage galore - Just a stroll from Scotch College and Mitcham Square shopping precinct and cinema CT Reference - 5834/401 Council - City of Mitcham Council Rates - \$3,945.85 pa SA Water Rates - \$338.99 pq Emergency Services Levy - \$310.80 pa Land Size - 1490m² approx. Year Built - 1938 Total Build area - 343m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. Ouwens Casserly - MAKE IT HAPPEN™ RLA 275403