

18 Brighton Parade, Blackwood, SA 5051

Tanner

House For Sale

Thursday, 25 April 2024

18 Brighton Parade, Blackwood, SA 5051

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 970 m2

Type: House



Dave Sarah Smith
0418896392



Beth Sara
0420970633

Best Offers By Mon 13th May 11am (USP)

A once in a lifetime opportunity to secure a magnificent piece of hills history. This charming 1900's family homestead, a stone's throw to Blackwood Village and Coromandel Station, has been cleverly extended, extensively updated, and represents the perfect fusion of past and present, indoors and out, all joyously intertwined on a captivating 966sqm allotment. It's all in the details, and they allude to multi-generational magic. A 5-bedroom home throwing open many a door to the breeze, gardens, and enveloping decks, with a string of additions and features you'll adore. The new designer kitchen for its sleek 60mm curved stone benchtops, ceramic cooktop and ultra-quiet Schweigen rangehood, the solid brushed brass fixtures of the new fully tiled 3rd bathroom, and the 5th bedroom - a separate retreat with ensuite and louvred walk-in robes - taking blissful time out beneath exposed beams. You'll embrace floorplan versatility with a study, two separate retreats, and up to three ensuites - the master adding a light-filled walk-in dressing room to its tally as one of four palatial main rooms with delicate pressed tin ceilings, period leadlight, and one of two with sunlit French doors. Every bedroom and living space offering invaluable indoor and outdoor connectivity. Tech-savviness is also part of the charm, offering Wi-Fi operation to warm or cool the home, turn on the new Miele dishwasher, or control the audio surround sound system throughout the home. The new rear deck with food preparation area, gas heater and connection for gas plumbed BBQ, overlooks the covered alfresco and fire pit, the ideal location for savouring your morning coffee and watching the kids play in a backyard privately cocooned in nature. There are comforts galore: double glazing, remote Velux skylight, gas under floor heating, and ducted evaporative cooling, all set on magnificent secure grounds featuring a kids play area, established fruit trees and a large fishpond. A character laden gem, located in the heart of Blackwood, and walking distance to Main Road shopping, Coromandel train station, and the Wittunga Botanic Gardens; its school radius extending to St. John's Grammar, Blackwood Primary, and zoned Blackwood High School. A short 20 minute drive to Adelaide CBD, and Flinders University/Hospital and Westfield Shopping only 10 minutes down the hill. Things we love about this character hills beauty; - Pressed metal ceilings, stained glass feature windows and French door balcony access - Wi-Fi enabled ducted evaporative cooling & gas underfloor heating & ceiling fans throughout - Wi-Fi operated multi-zone speaker system & Cat6 ultra-high speed ethernet - Velux skylight in kitchen with remote controlled blind, open/close function & rain sensor - Double glazed stacker doors & windows, new insulation throughout - Miele dishwasher, Westinghouse oven with pyrolytic & air fryer functions - Luxe 60mm curved stone benchtops & granite dual-basin sink - Luxurious extra-large bath with mirrored backlit cabinetry & speaker surround sound - Outdoor mains gas plumbed BBQ kitchen with sink & filtered water, with outdoor radiant gas heater - Dual carport with automated roller door, separate garden shed, & fire pit area - Feature filtered garden fishpond, plum, mulberry, peach, pear & apple trees - 5000L rainwater tank with irrigated lawn & gardens. The perfect fusion of old world charm and modern family living?? a genuine once in a lifetime opportunity not to be missed. It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you! Specifications: CT / 5082/151 Council / Mitcham Zoning / HNBuilt / 1900 Land / 966m² (approx.) Frontage / 19.43m Council Rates / \$2,287.45 p.a. Emergency Services Levy / \$201.20 p.a. SA Water / \$74.20 p.q. Sewer / \$153.50 p.q. Estimated rental assessment: \$820 - \$900 p/w (Written rental assessment can be provided upon request) Nearby Schools / Blackwood P.S, Eden Hills P.S, Belair P.S, Hawthorndene P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College 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 | 333839