

**2/26 Park Street, Hyde Park, SA 5061**



**House For Sale**

Friday, 23 February 2024

2/26 Park Street, Hyde Park, SA 5061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 266 m2**

**Type: House**



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## Contact Agent

Offers Close Tue, 19th Mar - 1pm (usp) Oozing French provincial charm on its impeccable first impression, this exceptional property is conveniently positioned on the very road that connects the best of Cosmopolitan Hyde Park and Unley. Bathed in natural light and boasting a desirable northerly aspect, it effortlessly combines unique character with refined design. Featuring a neutral colour palette, coffered ceilings, a centrally located sky-light and easy-care ceramic tiled flooring to the starring kitchen and casual living zone, this light-filled abode is defined by its flair not only for style but for low maintenance living. With those details comes a home of exceptional comfort and adaptability across a floorplan spanning two levels. With two spacious living zones, ensuited master bedroom, neat and private courtyard and a kitchen equipped with all the modern comforts including granite top and dishwasher. This home presents a perfect balance, catering to the needs of a family while providing the low-care luxury ideal for investors and downsizers alike. Just steps from the likes of Melt, ShoSho, Nido, Antica and more. Perfection. Hyde Park, personified. Features we love... - Rooms of large proportions - Abundance of natural light from a striking and centrally located feature skylight with UV and glare protective coating - Master suite including ensuite and walk in robe, plus built in robes to the additional bedrooms. - Family bathroom with large spa bath and a separate 2nd toilet for convenience - Two spacious living areas offering the option for both formal and casual living - Beautiful kitchen with granite bench top, dishwasher and ample storage - Massive 22 panel, 14kW solar system - Zoned, ducted reverse cycle heating and cooling with the bonus of an additional split-system - Low maintenance, lock up leave lifestyle with an outdoor courtyard finished with retractable awnings for both comfort and privacy - Separate laundry with direct access outside - Large remote access double garage with keyless secure pedestrian entry and secure internal entry to home, plus a large separate storage space - Modern security system with back-to-base monitoring capacity + impressive CCTV system covering all property access points - Wi-Fi enabled video doorbell with remote two-way communication - Zoned for Unley High & Primary Schools - A short drive from Walford Anglican School for Girls and Scotch, Concordia & Mercedes Colleges - Walking distance from public transport - Just a 5-minute drive from the CBDCT Reference - 5783/501 Council - City of Unley Council Rates - \$2,253.70 pa SA Water Rates - \$258.40 pq Emergency Services Levy - \$231.40 pa Admin Fund - \$563.10 pq Sinking Fund - \$281.25 pq Year Built - 2000 Total Build area - 266m<sup>2</sup> 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 286513