

20 Brae Road, St Georges, SA 5064

**NOAKES
NICKOLAS**

Sold House

Monday, 6 November 2023

20 Brae Road, St Georges, SA 5064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 440 m2

Type: House



Zac Watts
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Derek Lee
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\$2,012,500

SOLD BY ZAC WATTS Named as the 2023 HIA Award winning Project Recently completed in 2023 by award winning combination Girardi Design and St Georges Constructions, this striking architectural four-bedroom residence is designed with liveable and sustainable design principles for maximum occupant comfort that doesn't compromise on aesthetics. A levelled block for ease of accessibility greets you from street level, while you'll find a satisfying engagement to nature throughout the home courtesy of cleverly placed windows framing views of trees and plants, as well as natural interior selections including timber accents, stone, and a warm, textural colour palette. Imposing in its impressive geometric form and dark tones, tinted glass on the balcony and a vast black garage door contribute to an impressive, mysterious street appeal. Arrive at the step-free threshold and pass through the towering Western Red cedar entry door to enter the dramatic height entry between sustainable cardboard feature pendant lighting and engineered oak floors. High ceilings, square set cornicing and wide halls carry throughout the home, ensuring unimpeded movement while enhancing the luxurious sense of space. In a testament to its liveability, the luxurious main bedroom suite is conveniently located on the ground floor. Beautifully sunny and generous in scale, enjoy the comfort of Alpine Plus plush loop carpet over 10mm premium underlay (also upstairs), and private courtyard views. A large walk-in robe includes a low-level dresser and hanging rails for increased accessibility, while the sumptuous ensuite includes a Velux skylight, slip resistant large format tiles, a double vanity with plenty of drawers, and a large walk-in shower with both rain and hand-held shower heads. Adjacent, an inspired fully-tiled powder room treats your guests to an experience, ground and ceiling level windows wrapping a Vasari 'Crème Brulee' stone vanity for an exceptional connection to the outdoors. Travel the airy hall and emerge in the open plan living to take in a fabulous year-round living space. Two Velux skylights illuminate the dining space, while a feature gas fireplace and built-in cabinetry define the lavish lounge. Clean, elegant and timeless, the kitchen centres around a lengthy 40mm Stone Ambassador 'White Truffle' island bar. Wrapped in sleek and plentiful cabinetry, you'll love putting dual Electrolux ovens to use for the holiday season, while a Fisher Paykel induction cooktop, fully-integrated dishwasher, pull-out mixer taps, a walk-in pantry and breakfast bar continue the theme for a highly practical, social space. Push back those large glass doors to the Alfresco and you're immediately struck by the simple artistry of the garden. Surrounded by towering established trees, fully landscaped and fitted with architectural lighting, it creates a tranquil backdrop for outdoor living. Large format tiles define the Alfresco, with a ceiling fan in place for comfort, and an outdoor kitchen including a Weber built-in 3600 BBQ and sink completing the picture for summer BBQs and leisurely weekends at home. Traversing the stairs with their feature strip lighting to the sleeping quarters, emerge on an exceptionally sunny landing and retreat, a beautiful spot for enjoying a morning cuppa. The balcony provides fabulous views towards the city from and the peaceful streetscape below, encouraging you to settle in for afternoon drinks and enjoy a little Vitamin D. Down another wide hall you'll find three more restful double bedrooms, two with walk-in robes, and a contemporary main bathroom complete with a back-to-wall freestanding bath, walk-in shower and a large vanity. Uncompromising in comfort and practical automation while consistently sustainable and satisfying our need to connect with nature, this architectural home has been designed to satisfy changing needs. Whether an ever-evolving modern family unit, or discerning retirees seeking that desirable ground floor main bedroom, comfortable and exceptional living awaits within the walls of this intriguing St Georges executive residence. Everything is within easy reach from Brae Road, from coveted local and private schools to Burnside Village boutique and everyday shopping, all while on the doorstep to the many drawcards of the Adelaide Hills and an easy drive to the CBD. More features to love: - Daikin reverse cycle ducted and zoned A/C with linear vents and wireless control plus Escea gas fireplace and ceiling fans to main bedroom and Alfresco - Built with energy-efficient attention to detail, deep external overhangs, light coloured external walls and insulated internal walls - Secure double garage and further off-street parking on exposed aggregate driveway - NESS secure alarm system plus sensor lighting to entrance, garage and ensuite - Clipsal Wiser Home automated lighting in living, hallway, entry and gardens, plus dimmable two-way control switches - Upstairs and downstairs powder rooms - Integrated LED Strip lighting to kitchen overhead cabinets, island bench shelf, living room Joinery and stair handrail plus mirrors backlit throughout - Rainwater tank plumbed to WC and automated irrigation to landscaping - Close to Seymour and Mercedes Colleges and zoned to Linden Park Primary and the coveted Glenunga International High Land Size: 440sqm Year Built: 2023 Title: Torrens Council: City of Burnside Council Rates: \$2,682.60 PA Water Rates: \$315.20 PQES Levy: \$288.10 PA 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. If this property is

to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.