

**21 Jervois Avenue, West Hindmarsh, SA 5007**



**House For Sale**

Friday, 17 May 2024

21 Jervois Avenue, West Hindmarsh, SA 5007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 12**

**Area: 696 m2**

**Type: House**



Peter Kiritsis  
0411501520



Jordan Ekers  
0477037710

## Auction On Site Saturday 1st June @ 1pm

Upcoming Inspections // Saturday 18th May 12:00pm - 12:30pm // Wednesday 22nd May 5:30pm - 6:00pm\*Price Guide  
-The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\*When you blend 1910 charm with 2024 chic, this is the eye-catching outcome, and it's the refreshing minimalism to this villa's bold reinvention that makes it amazing.Yet while you'll awe over the restored and extended 3-bedroom, 2-bathroom footprint, instantly impressing any couple or young family seeking cutting-edge style with their inner-west character, the deep, level block creates options.From its gated arrival and rare full-length driveway, the 696m<sup>2</sup> block allows infinite room for the made-to-measure garage that may accompany your perfect home dream (STCC) - or, with proposed plans and council approvals in place, you could subdivide the plot and share the love.Whether you retain it all or let the back end go, you'll be in the best box seat.From the villa's retiled veranda, vivid white interiors glow against pale timber laminate floors, three robed and renovated bedrooms, two chic new bathrooms - one ensuite - before towering glass and louvred panes announce the sunlit, skillion-inspired rear addition: an open plan living and dining finale framing the timber patio deck, freestanding alfresco, and ample landscape.You won't simply walk through this remodel, you'll float from room to lofty room, just like every luxe new feature does.Features such as sleek, stone surfaces, floating bathroom vanities, accent lighting, and a social crescendo that saunters beneath 4m ceilings - the kitchen's join-in haven skimmed by tall joinery and accentuated by a freestanding island and 900mm ILVE oven.Family and entertaining function goes even further with a concealed laundry refit and a 3<sup>rd</sup> WC, and as the seasons turn, winters will fire up around the brazier; all from a home supercharged by a highly rated suburb you know all too well.A home base reaching out for Grange Road, The Brickworks, Hindmarsh Stadium, The Entertainment Centre tram stop, and café temptations at every turn: Pony and Cole, Croydon's Queen Street precinct, and a Linear Park bike ride to Bloom and Plant4.Options plus an incredible once-over. Get in line.This is the villa dream:Fully restored & extended double fronted bluestone villaLevel, generous & fully re-landscaped groundsNewly tiled front verandaRaised undercover deck & freestanding alfrescoSkillion-style 4m ceilings to the open plan living zoneMaster bedroom with BIR's & new ensuite with dual basinsDouble 2nd & 3rd bedrooms each with tall, mirrored robesUpdated wiring and replumbedLuxe stone surfaces to the main bathroom, ensuite & open plan kitchenNew split system R/C A/CSleek kitchen with island, stainless dishwasher, & 900mm ILVE cookerNew laundry, storage & separate 3rd WCTransport connection via Grange RoadPlant3, Plant4 & Linear Park lifestylesZoning to Allenby Gardens P.S. & Underdale High SchoolJust 4kms to North Adelaide.And much more...\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.\*