

22 Prosser Avenue, Norwood, SA 5067



Sold House

Thursday, 26 October 2023

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Bedrooms: 3

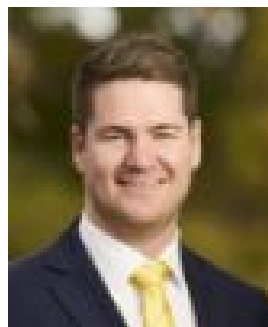
Bathrooms: 2

Parkings: 4

Type: House



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\$2,370,000

Inspired Renovation Showcasing Classic & Contemporary Brilliance! An impeccable complete renovation by Trilogy Projects has transformed this classic 1930s Tudor residence from its traditional foundations into a series of sensational living spaces. Timelessly appealing and rich with character and charm, this exceptional 3 bedroom, 2 bathroom home with formal and relaxed living areas, will amaze and inspire! Embraced by gorgeous manicured gardens, this picture-perfect period home sits on a substantial north-facing allotment of over 800sqm (approx). As unforgettably beautiful as effortlessly functional, the opulent light-filled interiors are accented by classic character detailing such as stunning leadlight doors and windows with soaring decorative ceilings and cornicing. The spacious single-level layout is launched by a welcoming entrance hall where floorboards flow past an elegant formal sitting room with an eye-catching shell chandelier, striking gas flame fireplace and wall mounted TV book-ended by built-in cupboards and shelving. At the rear, the open plan living / dining zone provides the perfect place to entertain with ease alongside a gourmet kitchen featuring an impressive island bench, abundant cabinetry, quality Neff appliances (integrated dishwasher), induction cooktop and two elevated ovens (convection & microwave). Extending the living outside, broad sliders open to a fabulous decked verandah - a very generous and inviting outdoor dining and entertaining space the entire family can enjoy. The rear landscaped garden with lawn could accommodate a pool, plus the large, air-conditioned family room to the rear of the garage is an invaluable inclusion. The garden also includes a small but funky, freestanding bluestone building which could be utilised as a utility or change room and even steps out to its own covered, north-west facing decked area with retractable blind. The vast main bedroom features built-in robes, as well as a walk-in robe and luxe ensuite complete with underfloor heating, double vanity and shower. The other two double bedrooms also fitted with built-in robes (brick feature open fireplace in second bedroom), share another sumptuous bathroom showcasing stunning tile choices, decadent freestanding pod bath and floating dual-basin vanity. Boasting total renovation with new fit-out throughout the property, all the leading-edge extras are here, including:-

- Ducted, zoned r/c air conditioning
- Split system air conditioner in rear family room
- Ceiling fans & new carpeting in all bedrooms
- Classic plantation shutters throughout
- Separate fully-fitted laundry with rear access
- Fully-tiled bathrooms with terrazzo-tiled flooring
- 3 x Velux skylights (passage, kitchen & family bathroom)
- 3 x Wall-mounted TVs
- Security system
- Double auto-doored garage
- Double-length carport with auto roller door
- Fully fenced front with auto-gated driveway
- Fully rewired throughout

Idyllically positioned in one of the lovely tree-lined streets strolling distance to The Parade and public transport, this prized pocket is central to a myriad of exciting amenities, close to the CBD, and also within minutes to many elite schools including St Ignatius College Junior School, St. Joseph's Memorial Primary, Norwood Primary, Marrayatville High, Pembroke and Loreto Colleges. Surpassing all expectations, this property will truly amaze and inspire! Auction: Friday 10th November at 2:30pm on site CT: 5335/270 Council: Norwood, Payneham & St Peters Council Rates: \$3,234.18pa (approx) Water Rates: \$335.15pq (approx) RLA 312012