

**23 Robe Terrace, Medindie, SA 5081**

**BOOTH**

**House For Sale**

Wednesday, 24 April 2024

23 Robe Terrace, Medindie, SA 5081

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 975 m2**

**Type: House**



Jamie Brown  
0413000887

**\$2.9M - \$3.15M**

A much-admired English Tudor style family residence (circa 1930), of 10 main rooms, overlooking the glorious North Adelaide Park Lands, sports fields, Adelaide Hills and beyond to the CBD, and all sited on a generous residential allotment of 899 sqm (approx.). The original internal ornate features of this character residence, have been beautifully preserved, including leadlight windows, feature timber panelling, numerous open fireplaces, and immaculate timber floorboards. Exceptional living and entertaining areas, both formal and informal, including large timber clad reception/hallway, spacious formal sitting room with open fireplace, connecting formal dining, also with open fireplace. The casual meals area and well-equipped kitchen with island benchtop, boasts a walk-in pantry, butler's pantry, and ample cabinetry, all of which overlooks and flows out to the vine-clad alfresco entertaining courtyard, which enjoys a sun-drenched northerly orientation. Excellent accommodation with five large bedrooms, including a particularly spacious master bedroom, with private garden outlooks, dressing room, ensuite bathroom, and adjacent light-filled study. There are a further three large bedrooms downstairs, which are serviced by two further bathrooms. The voluminous living zone upstairs, is also your fifth bedroom option, if needed, or is perfect for a children's rumpus/games room, and offers stunning park and CBD views. A separate outside barn doored studio, with kitchen and large underground cellar, could be transformed into numerous usages, including feature wine cellar, teenagers' retreat, home theatre, or gym. Over 500 sqm (approx.) of very comfortable family living and accommodation, over two levels, with further potentials within the existing massive roof cavity to be explored, if so desired (STCC). To live in Medindie, particularly on Robe Terrace, is an exceptional lifestyle opportunity, offering a very spontaneous existence, being only a short stroll through the Park Lands, to O'Connell Street's fabulous shopping, retail, and café precinct, or a bit further to Adelaide Oval and the CBD. A particularly generous and functional family home, that provides numerous living and entertaining options, extensive and flexible accommodation, all situated on one of Adelaide's most prized terraces. Within close proximity to excellent schooling, including a short walk to Wilderness School, or nearby to Walkerville Primary School, St Andrew's School, Blackfriars Priory School, Prince Alfred College, and St Peter's College. Shopping is also convenient, including North Adelaide Foodland, and Woolworths at Walkerville. OFFERS CLOSE: Tuesday, 14th May 2024 at 12noon (Unless Sold Prior) AGENT: JAMIE BROWN 0413 000 887 RLA: 294724 RATES AND TAXES (approximate only and subject to change)- Certificate of Title Volume: 6298 Folio: 419- Council Town of Walkerville Rates: \$5,001.75 per annum (approx.)- SA Water Quarterly Supply Charge: \$74.20 per quarter (approx.) Sewer Charges: \$433.64 per quarter (approx.)- Emergency Services Levy \$477.10 per annum (approx.)