

**24 Bevington Road, Glenunga, SA 5064**

**HARRIS**

**Sold House**

Wednesday, 13 September 2023

24 Bevington Road, Glenunga, SA 5064

**Bedrooms: 4**

**Bathrooms: 2**

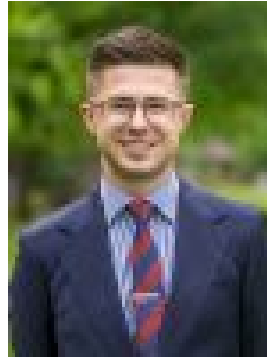
**Parkings: 2**

**Area: 1103 m2**

**Type: House**



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## Contact agent

A remarkable offering to the prestige market of the eastern suburbs, 'Wangary' estate offers a remarkable 405sqm of reinspired and sympathetically remodelled c1910 grand family living over an epic 1,103sqm parcel. Lovingly inhabited and maintained by its current custodians for over 33 years, the time has come for a new family to breathe fresh life into this commanding Queen Anne villa's illustrious soul. Behind a brush fence and secure gates, the iconic sandstone façade is earnestly embraced by a wrap-around tessellated porch, original fretwork and manicured gardens, always creating a lasting first impression next to its ample off-street parking and dual carport. Lofty 3.5m ceilings reign over polished pine floorboards, commencing an original footprint that has received a complete and nostalgic revival as recently as 2018, elevating its offering of four bedrooms and dual living zones. Headlined by a prominent master, heads of the house will relish in an ensuite with marble-topped dual vanity and private shower alcove upon chic hexagonal tiles, whilst the walk-in robe is just as worthy with its grand proportions, fireplace and island bench to store your prized fashion, bag and jewellery collection. A front lounge presents plenty of scope for more formal occasions and busy family dynamics, fitted with built-in cupboards to keep your beloved books on deserved display and granting enough space for a study nook if working or studying from home is required. Within convenient reach from the slumber zone, find a main bathroom with spa bath, underground wine cellar, guest powder room and internal laundry. Families will delight in the open plan magnetism of the sunlit south-facing rear, creating a charmed hub to relax, dine and cook upon Spotted Gum parquetry. Both overlooking and anchoring this space is a gourmet kitchen worthy of servicing every occasion from mid-week dinners to extended family celebrations, aided by Smeg gas cooktop, matching electric oven Miele charcoal grill, dishwasher and dual granite-topped islands. Step out to grounding gardens - a lush compliment to the placid blue of an in ground solar-heated swimming pool promising extra fun come summertime. From this far-reaching and tranquil landscape, you'll often forget about the cosmopolitan surrounds on such close call, especially whilst you recline under the electric awning with an afternoon apéritif, or under the stars by the fire pit and built-in BBQ. From one of Glenunga's most prominent, tree-lined streets you'll enjoy prized zoning and an easy school drop-off to Glenunga International High, Linden Park and Glen Osmond Primary, along with walking proximity to prized restaurants, fresh local produce, picturesque nature walks, boutique shopping and public transport. There's no better place to live out your character-filled family dreams than the picturesque Wangary estate... Even more to love:

- Flexible family footprint
- Pressed tin ceilings, stained glass & ornate plaster
- Built-ins to bedroom 2, 3 & 4
- 10kW solar system
- Monitored alarm
- Garden shed
- Ducted R/C air conditioning
- 5-minutes to the CBD
- Proximity to Seymour, Loreto, Concordia & Prince Alfred College
- Boutique & gourmet local shopping at Burnside Village & Frewville Foodland

Specifications: CT / 5058/873 Council / Burnside Zoning / EN Built / 1910 Land / 1103m<sup>2</sup> Frontage / 18.29m Council Rates / \$3,193.80pa Emergency Services Levy / \$428.80pa SA Water / \$457.95pa Estimated rental assessment: \$1,400 - \$1,500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Glen Osmond P.S, Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409