

24 The Common, Beaumont, SA 5066

Sold House

Monday, 23 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



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Nestled gracefully on the elevated grounds of The Common in Beaumont, this stately double-brick, two-story Georgian Manor-style residence is a masterpiece of grandeur and sophistication. Boasting the potential for up to four bedrooms, the master suite is a sanctuary, featuring a walk-in robe and ensuite bathed in the gentle northern light, and accompanied by the harmonious melodies of local birdlife. Two additional double bedrooms, each with built-in robes, provide comfort and flexibility, while a fourth bedroom or study adds to the allure of choice. The family bedrooms on the upper level are graced with a central bathroom, complete with a striking claw-foot bath and a separate powder room. What truly captivates here are the large windows that generously welcome the cascading light and serene vistas of the lush surroundings. This exceptional home effortlessly combines formal and casual living areas. The formal lounge extends through elegant French doors to the formal dining room, adorned with a bay window that frames enchanting garden views. At the rear of this splendid residence, the extensive open-plan living space beckons, showcasing a meticulously appointed kitchen equipped with premium Miele appliances, including a gas cooktop, adorned with opulent Granite countertops. This culinary haven seamlessly merges with a relaxed dining area and a spacious living room, these spaces offer breathtaking views of the enchanting garden, creating a truly picturesque backdrop for your daily life. The front garden blends seamlessly with the extended verge of The Common Frontage, the rear garden is your own oasis often visited by the local Magpies. Beaumont stands as one of Adelaide's most coveted and tightly held suburbs, a true "Blue Ribbon" locale known for its high-quality residences and peaceful, wide streets. The neighbourhood is celebrated for its exceptional education options, with zoning for prestigious public schools such as Linden Park and Burnside Primary, as well as Glenunga International High School. Private schools like Seymour College, St Peter's Girls, and Pembroke further enhance the area's educational appeal. Convenience is key, with proximity to major shopping hubs like Burnside Village, Frewville, and Marryatville, in addition to a multitude of charming village-style enclaves housing cafes, shops, and pharmacies. Easy access to both the CBD and the scenic foothills ensures you'll have the best of both worlds. For nature enthusiasts, a network of picturesque walking tracks awaits. The Common, with its carefully preserved stands of Grey Box and Blue Gum trees, teems with local birdlife, including rosellas, lorikeets, and kookaburras year-round, often joined by koalas during the summer months. The lifestyle, impeccable craftsmanship, and the prestigious location all combine to create a truly remarkable opportunity. In the Eastern Suburbs, securing a quality residence like this, especially on The Common, is a rare gem. Don't let this unique opportunity pass you by. Additional Features:

- Double side-by-side garaging with loft storage and a separate storage room.
- Reverse cycle air conditioning, split systems, and ceiling fans.
- Luxurious woollen carpets.
- Decorative stained glass windows.
- Gardener's water closet.

Certificate of Title - 5094/399 Council - Burnside Zoning - SN - Suburban Neighbourhood Year Built - 1967 Land Size - 720sqm Total Build area - tba Council Rates - \$3,449.10 pa SA Water Rates - \$385.04 pa Emergency Services Levy - \$356.15 pa Ouwens Casserly - Make it Happen™ RLA 275403