

**25 Gurney Road, Dulwich, SA 5065**



**Sold House**

Thursday, 26 October 2023

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**Bedrooms: 4**

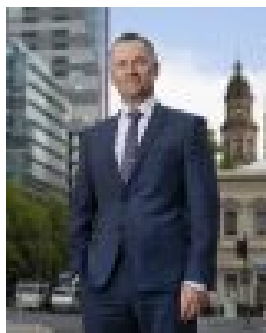
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$2,000,000**

In classic Dulwich style, this circa 1900 character-filled cottage exudes a timeless charm that only improves with each passing year. It offers ample space for versatility and freedom on its spacious lot and manages to maintain a sense of tranquility despite its close proximity to the city, all while being located in the highly sought-after area for Rose Park Primary School and just a short walk from Victoria Park. Just moments away from Burnside Village, The Parade, and Frewville Foodland. Upon entry, the entire front yard is enclosed with a secure fence, providing a sense of privacy. The home boasts numerous heritage elements, the front yard is adorned with a charming stone fountain and established gardens. The three primary rooms on the ground floor each boast charming fireplaces. The master bedroom is situated on the upper floor, featuring a light filled ensuite bathroom and a walk-in closet. Wine lovers will enjoy the spacious underground wine cellar, accessed through the generous, separate lounge area. As you step into the living room area, the high, pointed loft ceiling, along with the large glass floor and doors leading to the outdoors, creates a sense of spaciousness throughout the entire area. The wooden ceiling adds an understated classic look to the space. The independent kitchen is equipped with a central wooden-topped countertop, featuring a gas cooking stove. The entire kitchen is well-lit and roomy, connecting to the outdoor area and includes a ceiling fan and ample storage space. Extending to the outdoor areas, there is an open Verandah, sunshade curtains, and a uniquely designed in-ground pool, all of which contribute to a perpetual vacation-like ambiance. Moreover, the generous space in this area offers numerous renovation possibilities. Features included: - Ideally situated on a peaceful street with minimal traffic- Four large bedrooms, master bedroom with ensuite & WIR- Two tidy bathrooms - Large dry wine cellar - Resort style backyard- Low maintenance botanic gardens- Sparkling swimming pool- Approximately 32 Solar panels- Undercover carport plus additional off-street parking Perfectly positioned in tightly held Dulwich, this stunning home offers easy access to the CBD via a 5 minute drive or bus stop at your doorstep. Nearby Schools include Urrbrae Agricultural High School, Loreto College, Pembroke School, St Raphael's School, St Ignatius' College, Pulteney Grammar, Prince Alfred College, Christian Brothers College and St Peter's College. School zone for Rose Park Preschool, Rose Park Primary School, Marryatville High School. Property Details: Council - City of Burnside Zone - Established Neighbourhood - EN Land - 794 sqm (approx.) House - 320 sqm (approx.) Build - 1900 Council - TBC Water - TBCESL - TBC Contact our Agents for any further information Chris Xu - 0433 770 616 Andrew Downing - 0404 882 311 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.