

**27 First Avenue, St Peters, SA 5069**

**HARRIS**

**Sold House**

Wednesday, 17 January 2024

27 First Avenue, St Peters, SA 5069

**Bedrooms: 2**

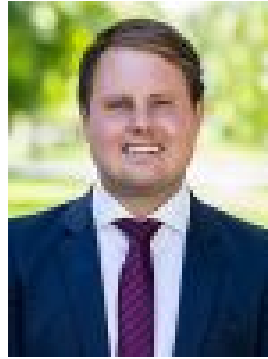
**Bathrooms: 1**

**Area: 351 m2**

**Type: House**



Taylor Bishop  
0409256092



Dylan Lynch  
0431896146

**\$1,395,000**

Auction 11am Saturday 3rd February. Surrounded by impressive character homes on St Peters' prestigious First Avenue, this striking two-bedroom 1890s home on a low maintenance approx. 351m<sup>2</sup> (approx) allotment offers suburban comfort with city perks moments to the CBD from the convenient southern perimeter of St Peters. Presenting with wide appeal, this low maintenance, high quality home will be well suited to CBD-based professionals, entertainers, small families, active retirees and savvy investors alike. Behind a row of agapanthus and a classic picket fence, established gardens, a tiled verandah and a stone façade guide you to the entry. An impressive hallway expands under lofty ceilings and intricate chandelier lighting, with original arch detailing and chic timber floors setting the tone for a home of elegance. Along the hall, two classically spacious bedrooms include large windows, plantation shutters and built-in robes, with original feature fireplaces adding to the charm. Beautifully updated while still true to the bones of the home, the large bathroom includes family-friendly bathtub, leadlight windows, a modern stone vanity and ornate timber details. Through to the lounge, enjoy a great space to cosy up in the winter or recline in the heat of summer, with impressive feature lighting, more plantation shutters, and another feature fireplace. Completing the picture for a home of style and comfort, the modern kitchen/dining boasts a favourable north-easterly orientation for wonderful morning and day long sunshine. White and bright, the kitchen includes granite benchtops and a breakfast bar, high quality appliances including an integrated Miele dishwasher, Smeg oven, induction cooktop and tons of storage. Under a feature vaulted ceiling, the dining flows naturally out to a winning entertainer's deck. Extending under the sun, enjoy a retractable shade that allows you to take in the sky or relax in the shade, depending on the day. Wrapped in lush established yet low maintenance greenery and private fencing, it's an ideal sanctuary moments from the action of the CBD and inner suburbs. From First Avenue enjoy local hotspots including Saha café, 48 Flavours, Sushi Train, The Maid Hotel and Alma Tavern, as well as a fabulous proximity to Adelaide's best private schools, and the Adelaide CBD. Embrace a cosmopolitan lifestyle from this ageless character home in the leafy suburban streets of blue chip St Peters. More features to love: - Reverse cycle ducted A/C plus ceiling fan to first bedroom - Easy street parking - Potential to convert lounge to a third bedroom - Large wine cellar accessed via kitchen - Irrigation to front and rear gardens - Moments to The Avenues Shopping Centre including Coles, Cibo and takeaway options - Zoned to East Adelaide School, Walkerville Primary, Adelaide High and Adelaide Botanic High, walking distance to St Peter's College, Prince Alfred College and Wilderness School and within the catchment area for Hackney Kindergarten - Easy access to public transport along Payneham Road - Under 2km to the Adelaide CBD Specifications: CT / 5333/766 Council / Norwood Payneham & St Peters Zoning / EN Built / 1890 Land / 351m<sup>2</sup> (approx) Council Rates / \$1,807.34pa Emergency Services Levy / \$193.60pa SA Water / \$220.03pa Estimated rental assessment: \$695 - \$770 p/w (Written rental assessment can be provided upon request) Nearby Schools / East Adelaide School, Walkerville P.S, Adelaide Botanic H.S, Adelaide 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