

29 Patapinda Road, Old Noarlunga, SA 5168



Sold House

Friday, 3 November 2023

29 Patapinda Road, Old Noarlunga, SA 5168

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1240 m2

Type: House



David Hams

\$1,353,000

Please contact David for all your property advice. This immaculately presented and impeccably maintained property presents an extremely rare and unique opportunity to secure a stunning period home that has been tastefully restored, recently renovated and extended. It sits on a large 1,240m² corner allotment with beautiful gardens and side access to a rear workshop and/or retreat come self contained granny flat. The entire property is ultra impressive and a private inspection is highly recommended. The stunning Circa 1953 home boasts an eye catching Sandstone façade that together with a lovely front garden provides an impressive curb appeal. The separate entrance hall flows into a formal lounge/sitting room that comes with slow combustion heating. There is a walk-through home office or study area that comes with a built-in desk and cabinetry. Bedroom 2 is located at the front of the home and is a generously sized room with large built-in robes. Bedrooms 3 and 4 are both accessed off the wide hallway and also have built-in robes and are serviced by a tastefully updated conventional bathroom, a separate toilet and a separate laundry room with good cupboard storage. The spacious main bedroom suite comes with plenty of built-in robe storage, an updated ensuite bathroom and double doors that lead out to a private and tranquil courtyard area. The front portion of this home boasts all the charming characteristics you'd expect to find in a classic solid brick Mid-Century home. With large sash windows, lofty 9ft ceilings with decorative cornice and feature ornate mouldings. There is also a huge amount of linen/cupboard storage, quality Tasmanian Oak flooring and new carpets. There are ceiling fans in all bedrooms, heated towel racks in both bathrooms and a ducted reverse cycle air conditioning system that can be zoned to designated rooms when required. As you make your way to the rear section of this home, you will love the breath-taking extension that can be completely closed off with French style glass doors from the front of the home if or when required. The 13ft raked ceilings and enormous picture windows that frame a sensational outlook of the rear yard. These expansive north facing windows have Western Red Cedar frames and together with the celestial windows above allow plenty of natural light to fill this fabulous space. The rear extension was architecturally designed and built in 2011 and comprises of a spacious family room with gas heating, a large dining/meals area that is overlooked by a very well appointed galley style kitchen. The kitchen comes complete with classy Caesar stone bench tops, stainless steel appliances including a Bosch oven, gas cook top and range hood, a Miele dishwasher, dual sinks with a filter tap, large soft close drawers, a pantry with clever slide-out storage shelves. There is a side entrance foyer that has some additional storage if required. There is split system air conditioner in this section of the home and a solar/electric hot water service and a 7.44KW solar panel system on the roof which is an added bonus. The rear section of this home looks out to the fabulous back yard and has sliding glass door access to a huge skillion roofed outdoor living area that spills out to the large. This is the ideal place to either entertain or simply unwind, relax and enjoy the ambience. There is side access via an automated panel lift door to a large double carport for secure off street parking. There is direct access into a powered workshop that has a work bench and good storage cupboards via another roller door. The workshop area flows into a recently renovated versatile space that could be an ideal teenage retreat, a homette or a granny flat and has all the necessary approvals for it. This could be perfect if additional accommodation is needed for guests, for extended family or for potential passive income. The entire rear yard has been extremely well established and landscaped with stone feature walls, a fire pit, raised veggie gardens, an animal/pet pen, a cubby house, a tree swing and a garden/tool shed at the rear. There is a large 40,000 litre rainwater tank that comes with a pump and is plumbed into the home. The gardens have an automatic irrigation system and there are pop-up sprinklers to water the lawn. There is even a garden path that leads to a hidden compost area in the far corner of the yard. The whole back yard is very well fenced and has a very private and secure appeal. This property offers a special overall feel that can only be truly appreciated if you make the time to experience it for yourself. For any additional details, to register your interest or to arrange a private inspection, please make contact with David Hams on 0402204841 anytime. -

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