

30 Carlisle Road, Westbourne Park, SA 5041

HARRIS

Sold House

Thursday, 14 March 2024

30 Carlisle Road, Westbourne Park, SA 5041

Bedrooms: 4

Bathrooms: 2

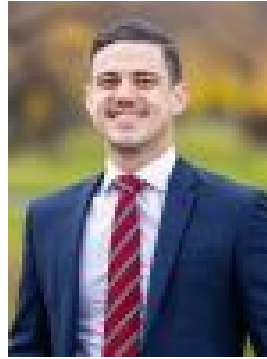
Parkings: 4

Area: 1480 m2

Type: House



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Contact agent

Best Offers By 12pm Tuesday 26th March (unless sold prior) Utterly one-of-a-kind, 30 Carlisle Road flawlessly blends C1905 scale with modern elegance, and wraps it with a full suite of outdoor bliss, to create something extraordinary. A striking symmetrical bluestone frontage harmonises with the heritage streetscape, delivering a breathtaking first impression. Showcasing archway, decorative moulding and soaring ceilings, a grand entryway provides the first taste of the old-world calibre carried throughout. Linking 4 generous front rooms, each complete with ornate fireplace, as well as an updated family bathroom, it's the ideal footprint for you to embrace and configure exactly how you like. An exceptional extension introduces the 21st century with zero hesitation, solid jarrah kitchen combining Smeg double oven and wide gas cooktop to elevate even the simplest receipt to new heights. Uniting all zones for easy flow, servery window overlooks vast rear living area, canopied by Velux skylight and lined with wall-to-wall French doors to seamlessly blend indoors and out. Continuing that integration, an ultra-spacious main bedroom boasts full-size ensuite, bathtub, deep shower and dual basins bringing hotel-luxe to the everyday rush. A dedicated study permanently solves the dilemma of where to set up shop on work-from-home days, while stone-laden cellar is ready to showcase your beloved collection and host tasting flights, sans the trek to the vineyard. Lush master-planned gardens wrap the allotment in botanical bliss, connecting the ultimate framework for outdoor living. A freestanding entertaining area is wrapped with zip-track blinds and ceiling fans for total climate control, while separate gazebo and disco-cubby offer more space to spread out alfresco, full feature lighting showcasing your estate across all hours. Serenely tucked away from the bustle while still only moments from all the action, there are endless amenities within close reach. The Pantry on Egmont is a short walk away for a morning caffeine hit or weekend brunch, with both Cumberland Park and Mitcham Square Shopping Centres a walk away for groceries, specialty shopping and cinemas. The school run is streamlined by zoning for Westbourne Park Primary School and Unley High School, with numerous private schooling options also nearby. Only a 15-minute drive to the Adelaide CBD, with regular bus services and train line just a short walk away for a straightforward commute. All-seasons and all-eras – it's all systems go. More to love:

- 3-phase power with provisions for 2x electric vehicle chargers
- 10kw, 30 panel solar system, with direct electric vehicle charging
- Ducted reverse cycle air-conditioning throughout, plus wall unit to front bedroom and Vulcan gas heater to rear living
- 2x working fireplaces, including combustion heater to bedroom
- Generous double garage with 3 automatic doors
- Updated laundry with exterior access
- Automated irrigation system
- Puratap
- Sky lights
- Security system and wired cameras with CCTV capability
- Instant gas HWS
- Polished timber floors and large format porcelain tiles
- 5.5 x 6m rear shed with dual automatic roller doors
- Outdoor kitchen area with gas port and ducted rangehood

Specifications: CT / 5559/663 Council / Mitcham Zoning / EN Built / 1905 Land / 1480m² (approx.) Frontage / 28.96m Council Rates / \$4804.00pa Emergency Services Levy / \$441.65pa SA Water / \$396.55pq Estimated rental assessment / \$1,400 - \$1,500 per week / Written rental assessment can be provided upon request Nearby Schools / Westbourne Park P.S, Mitcham P.S, Goodwood P.S, Edwardstown P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural 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