

30 Cudmore Avenue, Toorak Gardens, SA 5065

House For Sale

Friday, 24 May 2024

30 Cudmore Avenue, Toorak Gardens, SA 5065

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 429 m2

Type: House



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Contact Agent

Best Offers By 12th of June By 2PM (USP) Experience architectural brilliance like never before in the much-desired suburb of Toorak Gardens. Presenting 30 Cudmore Avenue, a monument of meticulous design and construction, that promises an unparalleled residency experience, elevated by its exhaustive list of offerings. This impressive Torrens-title residence is nestled on a prime corner allotment, encased in lush foliage, harmoniously complementing its high-quality neighbouring homes. The property sports four exquisite bedrooms and two luxurious bathrooms, along with a convenient powder room that collectively extols comfort and functionality in this two-storey marvel. On 429 square meters (approx), this private paradise offers an abundance of room for alfresco entertaining and serene relaxation. Serving as an ideal dwelling where families can grow, individuals can unwind and downsizers can indulge, this alluring property exhibits the finer aspects of life whilst low maintenance. Its considerable 300 square meters of luxury living space further amplifies the architectural attention and commitment to modernity, with a series of premium appliances, carefully crafted courtyards, and a custom wine room. As you approach the property, the modern exterior commences its immersive parade of beauty. Feature highlights include the Nighfall brickwork in a subdued 'Haze', and Colourbond ribbed profile roofing displayed in 'Surfmist', collectively evoking a timeless, laid-back Hamptons-inspired aesthetic. The magnificent 4.5-meter-high timber front door ushers you into a world of expansively conceived open-plan living, dining, and kitchen spaces, remarkable with soaring ceilings. The seamless integration of the kitchen and living areas, bathed in natural sunlight, invites all to partake in an unparalleled living experience. Central to this space is the cosy setting created by a customised Rinnai Gas Fireplace. Embrace the divine culinary experience the kitchen offers, featuring a focal 4-metre-long Cosentino Sensa Indian Granite ("Sant Angelo") breakfast bar, a complementing splashback, and brushed nickel tapware. The kitchen is also adorned with top-tier appliances including a Fisher & Paykel fully Integrated French Door Refrigerator, ASKO Natural Gas 900mm Cooktop with concealed rangehood, dual ASKO 60cm Pyrolytic ovens, and a fully integrated ASKO dishwasher. The tranquil sanctuary of the master king-size bedroom offers entrancing views to the front courtyard and lush gardens. Alongside a spacious walk-in robe, it boasts custom cabinetry and eye-catching feature lights by The Light Impact. An ensuite offers a spacious walk-in shower adjacent the internal feature courtyard housing the feature tree ("Red Japanese Maple"), dual vanities and matching Cosentino Sense Sant Angelo stone bench tops as found throughout the rest of the home. Venture upstairs to discover three uniquely configured rooms, one being a second master sized bedroom with each providing built-in wardrobes, adaptable to satisfy a multitude of your needs, be it children's rooms, guest rooms, storage, strategic home offices, or otherwise. The home additionally presents a practical laundry room and an additional family-friendly bathroom featuring a freestanding bath and separate washroom and sink for your daily convenience. Transition seamlessly outdoors to find an alfresco entertaining area, featuring a Beefeater Signature Proline BBQ and a dedicated outdoor kitchen – perfect for the culinary enthusiast. This sustainable home is also kitted with an 18.525kW Solar System with 15kW inverter to optimise ecological efficiency. Plans for a future pool have also been thoughtfully accommodated (structure & services in place with Building Rules Consent received) and promise limitless potential for extracurricular extravagance.

Desirable Features We Adore:

- Architectural design by Atelier Bond.
- Quality construction by Hampton Homes.
- Development undertaken by the Hyland Property Group.
- Complete project management overseen by Milestone Project Management.
- Impressive 4.5-metre-high ceilings at entrance and master bedroom
- 3.0 metre ceilings generally to ground level, 2.7 metres to upper level
- Upper level living area raked ceiling up to 5.4 metres tall
- Customized lighting design & fittings by The Light Impact
- Custom Country Blinds sheer curtains
- Rinnai Gas Fireplace with 5 star efficiency rating
- 2pac kitchen joinery
- ASKO appliances including fully integrated dishwasher, dual 60cm pyrolytic ovens, 900mm gas cooktop & concealed rangehood
- Fisher & Paykel fully integrated Refrigerator
- Indian Granite (Cosentino – Sensa Sant Angelo) natural stone splashback and benchtops throughout
- Beefeater Signature Proline Flame Failure BBQ plus bespoke outdoor kitchen
- Glass enclosed feature wine room visible from outdoor terrace & indoor
- Feature central courtyard with red Japanese Weeping Maple Tree
- Engineered timber floorboards
- Alarm system
- Intercom system
- 18.525kW Solar System with 15kW inverter
- Secure garaged accommodation for two cars, option of further secure off street parking for up to three cars
- Feature automatic irrigated landscaping
- Reverse cycle air conditioning featured throughout the home
- Individual air conditioning unit to Wine Room
- Service & structure provisions installed for future pool and lift
- Service provisions installed for automatic roller blinds to all tall windows

LOCATION: Enjoy the city-centre convenience with the calm serenity of Adelaide's treelined streets. Close to Burnside Village under huge expansion and

Dulwich Village, Norwood Parade and offering easy access to Adelaide's CBD. SCHOOLS: The property is favourably zoned to Rose Park Primary and Marryatville High School, ideally located for a family's educational needs. Proximity to prestigious private schools like Loreto College, Mary Mackillop College, Seymour College and Pembroke School is a significant advantage, while the commute to the city-centre universities further enhances the location's appeal. With its modern design and classical luxuries, you will find at 30 Cudmore Avenue an intersection of quality, elegance, and practicality, that enhances everyday living into an unforgettable experience.