

30 Sixth Avenue, St Peters, SA 5069

HARRIS

House For Sale

Friday, 3 May 2024

30 Sixth Avenue, St Peters, SA 5069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 557 m2

Type: House



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Capturing all the iconic charm of this character-rich suburb – where tree-lined streets see home-after-home delivering picturesque grandeur, wonderfully neighbourly vibes, and the scenic River Torrens meandering just metres away – 30 Sixth Avenue reveals a Federation-inspired late-90's build that embraces the timeless aesthetic of St Peters with modern contemporary lifestyle magic. Behind a storybook picket-fence and rose garden frontage, step inside to discover a sweeping multi-living and 4-bedroom footprint primed for eager families to settle straight in for the brightest of futures. With a spacious formal lounge and dining sailing beneath soaring ornate ceilings, as well as incredible light-spilling open-plan living, casual meals and foodie's zone with all the room for helping hands – the space and scope to wine and dine friends or enjoy wholesome downtime with your nearest and dearest will need absolutely no reminder here. Letting you comfortably converse as you serve everyday deliciousness or keep a close eye on the kids doing their afterschool homework, this private social haven savours lovely views across a sunbathed backyard as you sidestep through French doors for impeccable alfresco flow. From rousing morning coffee routines to summer lunches and balmy weekend evenings with friends watching a west-facing sunset sky... the cosy charm and open-plan ease simply sparks everyday joy. Flexibility is well worth a mention too as the 4-bedroom floorplan, which sees a dedicated study/home office solve any work-from-home challenges, 2 bright and airy kids' bedrooms cushioned by the spa-helmed main bathroom, and a generous bay-windowed master flourish with a walk-in wardrobe and private ensuite. And while eventual updating would instantly usher this already beautiful home into spectacular modern standards, any need to do so would be more privilege than necessity. A blue-ribbon address and for good reason, St Peters remains one of Adelaide's most elite enclaves, not only because of its classic beauty but also its proximity to some of the city's most vibrant precincts. A hop and skip to North Adelaide's Melbourne and O'Connell Streets, a stone's throw to the vibrant Parade Norwood, and a 5-minutes to the thriving East End – laying claim to an Avenues home is every bit the opportunity of a lifetime. Features you'll love:- Bright and airy open-plan entertaining spilling with natural light as the living, casual dining & spacious kitchen combine - Lofty formal lounge and dining at entry, adding wonderful space to relax and unwind - Hugely generous foodie's zone featuring fantastic bench top space, abundant cabinetry & cupboards, and gleaming stainless appliances including dishwasher - Charming brick-paved outdoor alfresco with all-weather pergola, flowering vines, and overlooking the sunny backyard enjoying lush lawns - Beautiful, bay-windowed master bedroom featuring WIR and private ensuite- 2 additional ample-sized bedrooms, both with BIRs, as well as a dedicated home office/study- Contemporary classic main bathroom featuring separate shower, relaxing spa bath, and separate WC - Functional laundry with storage, zone ducted AC throughout for year-round climate comfort, toasty gas wall heater in main living, and 3kw solar system- Double garage with concealed laneway access for private coming and going Location highlights:- A leisure stroll to local parks, including the scenic River Torrens & Linear Park Trail adding endless weekend adventure, as well as traffic-free city commutes for the riding enthusiasts- Moments to The Avenues for all your shopping essentials, along with popular local cafés and bakeries - Walking distance to East Adelaide Primary & St Peter's College, and zoned for Adelaide Botanic High. Close to Prince Alfred College and Wilderness- Around the corner from Melbourne Street, Walkerville Terrace, and the Parade Norwood - Only 5-minutes to Adelaide's East End for unrivalled access to the CBD Specifications: CT / 5287/691 Council / Norwood Payneham & St Peters Zoning / EN Built / 1996 Land / 557m² (approx) Frontage / 12.19m Council Rates / \$2663.44pa ES Levy / \$261.65pa SA Water / \$289.10pa Estimated rental assessment: \$900 - \$925 p/w (Written rental assessment can be provided upon request) 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