

31 May Terrace, Kensington Park, SA 5068

House For Sale

Friday, 3 May 2024

31 May Terrace, Kensington Park, SA 5068

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1392 m2

Type: House



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Contact Agent

Best offers by Monday May 20th at 10am (unless sold prior) An outstanding opportunity to acquire one of coveted Kensington Park's most gracious and admired residences. Situated on sweeping grounds with two street frontages and valuable rear access, this grand return veranda sandstone villa has recently undergone a superb restoration, with chic contemporary design elements complementing its rich historic grandeur. Having only changed hands three times since the 1880s, the house was built by South Australia's senior customs inspector Arthur Creswell Threlfall and remained in his family for over half a century. Set well back from the street with a wide frontage, the façade is a magnificent example of elegant Victorian architecture with a beautifully proportioned bay window embellished with decorative plaster, and a return veranda with original slate steps and tessellated tiles. In collaboration with architect Rebecca Ryan and designer Georgie Fried, the owners have transformed the original principal rooms with style and flair. Contemporary statement pendants from Normann Copenhagen hover above the traditional central hallway featuring soaring ceilings, archway and original pale pine boards. The formal living has a spacious relaxed vibe with a wall of bespoke Navurban walnut library shelving and an eye-catching Moooi pendant creating the perfect foil for the original marble fireplace and large bay window. The huge master suite is also adorned with a marble fireplace and French doors opening to the front veranda and glorious garden. Walk through to a wow-factor dressing room with up lit floor to ceiling robes, and a luxurious ensuite also with French doors, dual vanities, soaking tub, rain-shower, heated floors and towel rail. Two further bedrooms, fitted with shiplap built-in robes, share a designer bathroom incorporating a wet room with bath and shower, plus dual vanities, heated floors and towel rails. Through white steel doors, one enters open plan living with Tasmanian oak flooring and a wall of windows fitted with full length linen sheers. The country style kitchen includes a Smeg induction cooktop, Miele dishwasher and Westinghouse oven, and opens through to a slate dining patio overlooking landscaped garden beds and side and rear lawns. Adjacent to casual living are two versatile rooms currently disposed as a study and fourth bedroom, in addition to a laundry with room for a second fridge, plus a third bathroom. Of special note is any wine collector's dream cellar. The original bluestone cellar has been completely restored with extensive back lit steel racking, display racks and volker haug lights that all lie beneath a custom automated hydraulic lift glass hatch. Wrapping around the house, expansive lawns are punctuated by landscaped plantings and extensive landscape lighting forming an idyllic urban oasis. Linked informal garden rooms meander and stretch towards the rear. Sit on a curved wall beneath a majestic cedar, watch the kids play in the adventure cubby house, and collect fresh produce from the vegie garden. To the rear, valuable entry is accessed from Uxbridge Street to a double garage and paved parking area. This stunning property still provides some scope to add your own touches, whether it be reconfiguring or extending informal living, or adding a pool and outdoor entertaining area (all STNCC).

FEAUTURES OF NOTE

- Interior renovation in conjunction with Rebecca Ryan & Georgie Fried
- Completely rewired including sub board for any future provisions
- New utilities including gas and underground three phase
- New bathrooms with limestone floors, heated towel rails & floors, architectural fixtures
- Rear access from Uxbridge Street
- Double garage
- Designer lighting from Moooi, Nightworks Studio, Normann Copenhagen, Le Klint, Volker Haug and Articolo
- Original working marble fireplaces
- Original tessellated tiles
- Reinstated stained glass
- Polished boards
- Ceiling roses
- Alarm
- Custom backlit mailbox and intercom
- 13kw solar system
- Smeg induction cooktop
- Miele dishwasher
- Westinghouse oven
- Reverse cycle air-conditioning
- Built-in robes
- Automated hydraulic glass door to cellar
- Wine racking
- Landscape lighting and automatic irrigation
- Vegie bed
- Cubby house and trampoline

LOCATION: Exclusive eastern suburbs location less than 5.5km to Victoria Square

SCHOOLS: Marryatville Primary and Norwood International High School. Close to Pembroke, Saint Peters Girls, Loreto and other colleges

SHOPPING: Close to Marryatville, Burnside and Norwood shopping precincts

RECREATION: Walk to Regal Cinema, Hula Hoop, Kensington Oval. Close to Hazelwood Park and pool