

31 Wyfield Street, Wattle Park, SA 5066



House For Sale

Wednesday, 3 April 2024

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Bedrooms: 4

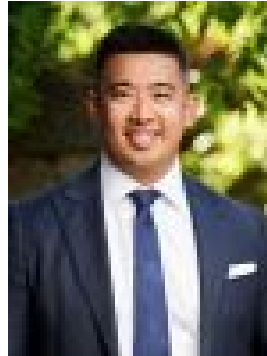
Bathrooms: 2

Parkings: 2

Type: House



Brandon Pilgrim
0438807061



Damien Fong
0403257665

Auction On-Site Saturday 20th April 11:00AM

Enjoying an elevated position on a generous block, ideal for catching cooling breezes and sweeping sunset vistas across Adelaide from the front balcony off the upstairs living area, this rich red brick home will capture your heart at first glance. Inside, extensive, high-end renovations have made a perfect paring of character structural features such as the lofty raked ceilings and contemporary decor additions like hybrid timber flooring, glass balustrading around the internal staircase, matt black ceiling fans, and an ultra-modern Uzi kitchen that will stop you in your tracks! Whether you enter the home from the external side stairwell straight into the top floor, or straight out of the double carport, a fabulous first impression awaits. Downstairs, a floating custom sideboard is the spot for the daily key drop, and from here it's up a carpeted internal staircase with a solid timber handrail to the main action above or stay at ground level to access a fourth bed/study/home gym or a storeroom flowing into a fantastic wine cellar with exposed brick walls. Above, the incredible new kitchen rightly takes centre stage within an open-concept floorplan that sees a retreat space to one side opening to a covered rear pergola and the lounge and dining room opposite extending onto the front balcony. All eyes will be on the matt-black kitchen with its sleek, handle and fingerprint-free custom joinery fully encasing the work wall running parallel to an island-style dining bar. Everything is top end here: the two ovens, the induction cooker, the strip lighting in the mirrored splashback, the gooseneck tapware - where do you stop! Only 8km from town, this dream home also boasts a winning location where you can stroll to leafy nature trails, book your kids into sought-after zoned schools like Norwood International High, and do quick runs in the car to local shopping and an array of boutique clothing stores, tasty restaurants, and lively bars throughout Adelaide's vibrant east side.

FEATURES WE LOVE

- An exquisite reimagining of a solid brick two-level home in a scenic eastern location
- The property sits on 540 sqm approx of land.
- Fully renovated interior (2021/22) comprising an open-plan kitchen, living, dining and retreat area upstairs with raked ceilings and a front-facing balcony with formidable sunset views
- Show Stopping Uzi kitchen installed in 2022 - all matt black with a wall of custom, handle and fingerprint-free laminated joinery, porcelain benchtops, a suite of European appliances comprising 2 side-by-side 600mm ovens (one pyrolytic), induction cooktop, rangehood dishwasher, and microwave), and gooseneck tapware - the epitome of understated elegance!
- A host of on-trend design and security fixtures and fittings including track lighting, matt black tapware, hybrid timber floors, and copious custom joinery in the bathrooms, walk-in robes, bedrooms and entrances, a security system, and front yard auto irrigation
- Up to 4 bedrooms, or 3 plus a downstairs study or home gym
- Plush carpet in the 3 upstairs bedrooms, with an ensuite and swish built-in study/storage bank in one; the master has a huge walk-in wardrobe
- 3 split-system AC units in the lounge and 2 bedrooms
- Contrasting black and white tiling, stunning matt black hardware/tapware, and luxe rain showerheads in the fully refurbished ensuite and main bathroom
- Gable roofed paved rear pergola overlooking a private, fenced backyard with pet and child-friendly lawn for outdoor play
- Downstairs storage room and wine cellar
- A dedicated laundry with a big linen press
- Double carport with a raised garden bed for shade-loving plants, and entries into the main house and to a 31sqm under-house storeroom

LOCATION

- Stroll to the nearest bus stop and trails winding upwards through nearby Wyfield Reserve to the Kensington Rd Lookout - a fave with locals for nature walks and koala spotting
- Zoned for East Torrens Primary and Norwood International High - the latter just 11 minutes by bike, or go private with a host of prestige options this side of town
- Shop local at the Wattle Park Bakery and IGA or take the cruisy 10 min drive to Burnside Village for luxury fashion boutiques, Zara, homewares, Mecca and Coles - with new stores on the way!

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Burnside Zone | HN - Hills Neighbourhood House | 286sqm (Approx.) Built | 1976 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa