

**34 Sixth Avenue, St Peters, SA 5069**



**Sold House**

Saturday, 16 September 2023

34 Sixth Avenue, St Peters, SA 5069

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 557 m2**

**Type: House**



Josh Gillespie  
0424389147



Brett Brook  
0413664434

**\$1,735,000**

Nestled within the exclusive enclave of St Peters, this c1900 stone fronted villa sits on one of South Australia's finest avenues; where period homes define this prestige location on the sought-after cusp of the CBD. This residence exudes the timeless allure of bygone eras, showcasing a grand hallway beginning with a stunning leadlight entrance, well-maintained polished timber floors, charming open fireplaces, and elegantly high 3.3m ornate ceilings. Discover, four large double bedrooms, or three and a home office, as well a welcoming open plan living dining and kitchen area bathing in the beautiful north-facing sun. Discover a modern bathroom, modern laundry and a beautiful deck overlooking the lush backyard. Offering a unique rear entrance via Seventh Lane, this property presents an exceptional chance to establish a presence in this exclusive neighbourhood. There is also the potential to undertake renovations and upgrades to align this magnificent villa with contemporary trends (STPC), all while preserving the cherished original features that define homes of this era. The backyard, spoilt with a north-westerly facing aspect, presents an extensive opportunity for expansion, allowing you to craft your dream entertainment space, including the potential to add that stunning pool you've always dreamt of, just in time for summer (STPC)! Nestled in the blue-chip suburb of St Peters, this character home lends itself to an enviable lifestyle rich in history, surrounded by elite schools, boutique shopping and world-class restaurants. Within coveted zoning to Adelaide High, Adelaide Botanic High, East Adelaide School and Walkerville Primary School, you are spoilt for choice with education options, with additional public and private schools within arms reach. The future is set to only get brighter in this highly sort after area, with Burchell Reserve just a 2-minute walk away, ready to undergo a \$3.2million upgrade, featuring multipurpose courts, a playground, barbeques and park furniture, set to be completed in June 2024 and sure to be enjoyed by the whole family. Offering exceptional luxury with spacious living proportions, this exciting villa is sure to impress any fashionable buyer with its low-maintenance gardens and gorgeous charm throughout! This is an opportunity of a lifetime to take ownership of this property and call St Peters home! More reasons to love this opportunity:- Torrens Titled c1900 stone fronted Villa- Ducted reverse cycle a/c in four bedrooms - 3.3 m ceilings and original ceiling cornices- Polished timber flooring and open fireplaces - Beautiful stained glass windows at front door - Modern bathroom and laundry - Split system a/c in open plan living room - Euro dishwasher, 900mm Baumatic oven & cooktop - Established Apricot, Avocado, Lemon and Olive tree- 8x Solar Panels and a great wine cellar in bedroom three- New roof with repointed chimneys- In sought-after zoning for Adelaide & Adelaide Botanic High Schools 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.