

38 Alexandra Avenue, Rose Park, SA 5067

House For Sale

Saturday, 13 April 2024

38 Alexandra Avenue, Rose Park, SA 5067

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 842 m2

Type: House



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Best Offers by 1pm Monday 6th May (USP)

"Elegance in Rose Park" Nestled in the prestige enclave of Rose Park, 38 Alexandra Avenue emerges as a testament to timeless elegance and modern finesse. This exquisite four-bedroom villa is an offering of sophistication and delight for those privileged to call it home. As you step onto the grand return verandah, a sense of historic charm transports you, with the high ceilings, solid brick construction, and polished wooden floors hinting at the property's majestic past. Inside, the expansive living areas embody a seamless blend of classic and contemporary styles. From the meticulous blackwood kitchen equipped with classic look SMEG appliances to the tiled spacious cellar waiting within the formal dining room, each space captivates and invites. Comprising four bedrooms, the expansive master suite boasts a walk-in robe and ensuite, while bedrooms 2 and 3 also feature walk-in robes. For versatility, the formal dining room with a fireplace and cellar could serve as a fifth bedroom. High ceilings and polished timber floors impart a sense of timeless elegance throughout the residence. The property's heart truly beats in the enclosed outdoor kitchen and dining area, with double glazing offering year-round entertainment options. The space also bears the potential for transformation into a modern granny flat, an opportunity for innovation and personal touch. Moving outdoors, the meticulously manicured grounds echo Rose Park's lush environment—the perfect backdrop for the rear lane access leading to a commodious four-car garage, providing ample space and security for your automotive collection. With an array of premium Eastern schooling selections close by, the options are endless, zoned to Rose Park Primary School and Marryatville High School. A selection of prestigious schools including Loreto College, Pembroke College, St Ignatius, Prince Alfred College, and St Peter's Girls. All this, situated just a leisurely walk from the energetic pulse of local cafes, Adelaide's CBD, Parade at Norwood with all its excellent cafes, restaurants and shops, making 38 Alexandra Avenue more than just an address—it's a lifestyle choice, a sanctuary amidst city life. Some of this stunning residence's many features include:

- Timeless 4-bedroom grand villa
- The segregated master is luxurious in size, complete with a spacious walk-in robe and ensuite
- Bedroom 2 and 3 also feature walk-in robes
- The formal dining room with fireplace and cellar can be utilized as a fifth bedroom if desired.
- 3.7m High ceilings
- Blackwood kitchen with SMEG appliances
- The polished timber floors feature throughout the home
- Reversed cycled Ducted Heating and Cooling air conditioning
- An abundance of storage throughout
- Recently undergone a fresh coat of paint throughout the interior and exterior, including the roof, enhancing its overall appeal and maintaining its impeccable condition
- Outdoor dining kitchen has been enclosed with double-glazed windows
- Automated irrigation system
- Dry cellar
- Security system
- Rear access with large 4 Car Garage
- 842sqm allotment with landscaped surround
- Potential for granny flat conversion
- Zoned for Rose Park Primary and Marryatville High School

Ryan and Lalita Yuan eagerly anticipate assisting you in making this beautiful property your own.