

38 Byron Road, Black Forest, SA 5035

HARRIS

Sold House

Tuesday, 15 August 2023

38 Byron Road, Black Forest, SA 5035

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 812 m2

Type: House

Contact agent

Pride of place on one of Black Forest's most impressively tree-lined streets, this C1915 character villa has been fastidiously restored and extended over two decades. Now in search of new custodians, the exquisite blend of old-world stateliness and modern style on an enviable 812sqm parcel is sure to sweep you off your feet in no time at all. A grand symmetrical frontage with wide veranda emanates street appeal, expertly offset by manicured gardens. Enter to striking central hallway, where soaring ceilings, decorative mouldings, polished floorboards, and archways set the tone for the federation features carried throughout. Painstakingly restored ornate fireplaces centre each of the bedrooms, with main sleekly serviced by a high-end ensuite, with floor-to-ceiling tiles, frameless shower screen, luxe black tapware and timber-top vanity combining to create a serene space to start or end the day. Three additional generous bedrooms provide plenty of footprint for workspaces, playrooms, teenagers retreats, or additional living, ensuring ample scope for bespoke configuration as your needs change or grow, while a family bathroom cleverly integrates with the laundry. Ushering forth the 21st century, an extensive open plan living area is canopied by exposed timber beams and sloping ceilings, complete with Velux skylights to make the most of northern orientation and Thorma combustion heater for toasty winters. A striking kitchen overlooks the space, offering a full suite of stainless-steel Miele appliances, glass splash backs, and stone benchtops, with sit-at breakfast bar connecting all zones and facilitating smooth meal service. Further light-filled space to host your lifestyle is delivered by a family room pavilion, effortlessly blending indoors and out, while an additional pergola overlooks the expansive backyard. Extensive powered shedding presents an abundance of adaptability as a man cave or she-shed, while driveway access also makes it the perfect home workshop for mechanics or storage solution for caravans and boats. Black Forest occupies enviable positioning between the city and the sea, with less than 15 minutes' drive taking you to the CBD or to the beach, while proximity to the Clarence Park Train Station makes it easy to leave the car at home for the morning commute. A quick walk finds you at Dear Daisy or Our Boy Roy for your morning caffeine hit or a long brunch, while Forest Avenue Reserve and Glandore Oval are also easily accessible on foot. Nearby Cumberland Park and Kurralta Park Shopping Centres for numerous amenities, with walking distance to Black Forest Primary and enviable zoning for Unley High School ticking the education boxes. Whatever your plans may be, there's room to grow on Byron. More to love: - 5kw solar panel system - Double carport with auto roller door and rear yard access, plus additional off-street parking - Character features throughout - polished floorboards, high ceilings and skirtings, decorative mouldings, archways, heritage fireplaces, picture ledges and lead lighting to doors - Ducted evaporative cooling and gas heating, plus Thorma combustion heater to rear living - Established gardens, with lawn watering system to front and rear yards - Solar hot water service - Velux skylights with electric blinds to rear living - Rainwater tank - Plantation shutters

Specifications: CT / 5321/750 Council / Unley Zoning / SN Built / 1915 Land / 812m² Frontage / 15.24m Council Rates / \$2,622.55pa ES Levy / \$328.70pa SA Water / \$223.09pa Estimated rental assessment / \$750 - \$800 per week / Written rental assessment can be provided upon request

Nearby Schools / Black Forest P.S, Goodwood P.S, Plympton P.S, Richmond P.S, Unley H.S, Mitcham Girls H.S

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