

39 Kyre Avenue, Kingswood, SA 5062

HARRIS

House For Sale

Thursday, 1 February 2024

39 Kyre Avenue, Kingswood, SA 5062

Bedrooms: 4

Bathrooms: 2

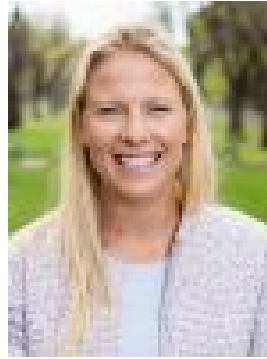
Parkings: 2

Area: 699 m2

Type: House



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Laura Prest
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\$2m

A stone-fronted picture of grace, scale and character, you can go ahead and judge this C1910 4-bedroom home by its head-turning front cover safe in the knowledge that it somehow gets better with every step, reaching its encore at the D'Andrea-designed addition at its prized north-facing rear. Leaving the tight grasp of its 31-year owners, this solar powered home is the finished product, proud of its grand rooms, beautifully embellished original features, cleverly re-jigged floorplan and the way it makes a meeting of two very opposing eras feel like they've always belonged. That architectural extension follows a skillion roofline to strike a bold figure, slightly elevated to hover above a pool/spa combo and framed in a sea of glass to smother the boundless family room and slick open-plan kitchen in natural light. With low-profile stone benchtops, island/breakfast bar, dual Miele ovens, induction cooktop, steamer/microwave, integrated dishwasher and a butler's pantry, the kitchen stands atop engineered timber floors as a beacon of finesse and functionality. When you feel like retreating to your own space, the original formal lounge obliges with wing-spreading dimensions, the peace and calm created by its thick walls and the timeless charm of its intricately decorated ceilings, ornate fireplace and leadlight windows. The main bedroom follows a similar script. With so many mod cons that seem to come naturally to this immaculately presented home with ducted R/C, that bill-slashing solar system, intercom and electronic gated entry. A timeless beauty, powered for maximum comfort and efficiency, recast to entertain in style all year round, just a pause from Mitcham Square, Adelaide's most esteemed colleges and the city itself. Go ahead and call Kingswood home. You'll never look back. More to love:- Enviably placed on a wide, quiet and leafy street of it blue-chip suburb - A beautifully preserved, improved and presented version of the character home- Extended in just 2020 by renowned D'Andrea Architects - Prized south-north parcel - In-ground pool and heated spa - Double carport and off-street parking for up to four cars - Powerful 4.7KW solar system - Zoned ducted r/c system for year round comfort- Integrated speaker system- Storage galore- Landscaped gardens with auto watering system and entertainer's alfresco pavilion to rear - Soaring ceilings throughout - Garden/tool shed - Walking distance from public transport and local parks/reserves - Moments from Scotch and Mercedes Colleges, Unley High School and more - Less than 10 minutes from the CBD Specifications:CT / 5433/664Council / MitchamZoning / ENBuilt / 1910Land / 699m2Frontage / 15.24mCouncil Rates / \$4,231.75paEmergency Services Levy / \$329.70paSA Water / \$358.18ppEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Mitcham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary CollegeDisclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409