

42 Molesworth Street, North Adelaide, SA 5006



House For Sale

Tuesday, 28 November 2023

42 Molesworth Street, North Adelaide, SA 5006

Bedrooms: 3

Bathrooms: 2

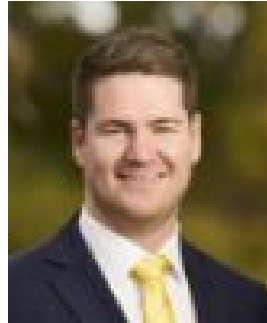
Parkings: 2

Area: 446 m2

Type: House



Andrew Welch
0870821411



Tim Knowling
0451667360

Auction Thu 14 Dec at 2:30pm on site

High-gabled and handsome, architecturally-designed by Rod Roach Architecture, this Torrens title, freestanding 3 bedroom, 2.5 bathroom, plus study, town residence, situated on one of this esteemed locale's wide, prestigious streets, offers exceptional elegance and ease over two levels on a glorious 446sqm (approx) pool and garden allotment with a desirable north-facing rear. Secure within a high walled garden, the front exterior entrance lobby welcomes you into a delightfully surprising home beautifully proportioned with formal and casual zones that flow effortlessly into one another, and fully paved rear with verandah and impressive pergola area providing relaxed outdoor spaces for alfresco entertaining beside the sparkling pool bathed in north-westerly sun. Awash with natural light, the ground floor layout wraps around a gorgeous internal courtyard with water feature and retractable overhead awning. Designed to optimise its northern orientation and draw in the sunlight, a wall of tall windows in the generously-sized formal living and dining zone frames sublime pool views, while also flowing out to the rear verandah. Here, the high vaulted ceiling with A-framed beams enhances the home's refined architectural detail, and the inviting gas log fireplace, plush carpet and muted colour palette all imbue warmth, serenity and effortless elegance. The kitchen features a granite breakfast bar, new Smeg oven, pantry, dishwasher, ample bench and cupboard space. An adjacent family room enjoys access to the south-facing front garden, while the casual meals area, illuminated by the central atrium, is another highlight. The master suite with built-in robes and ensuite with walk-in shower and w.c., showcases a bath beautifully backdropped by private garden views through the large picture window. A garden/pool view study with built-in shelving and desk is a bonus for students or those working from home, while a powder room and fully-fitted laundry with outdoor access complete the practicalities downstairs. Guest/further family accommodation enjoys upper level seclusion with two carpeted bedrooms (one stepping out to a south-facing balcony), each with built-in robes, angular ceilings, pretty A framed windows with classic plantation shutters, and convenient bathroom access. Updated throughout and ready for its next lucky custodians, the numerous features include:-

- Split system air conditioners in living/dining, family room, 3 bedrooms
- Ceiling fans in lounge/dining, family room, main bedroom & outdoor pergola
- Plush carpeting in lounge/dining, main suite, stairs & upstairs level
- Abundant storage (2 x store rooms)
- 2-car parking in rear auto garage (accessed by side lane)
- Inground salt-chlorinated swimming pool
- Outdoor blinds on western & northern sides of pergola, western window and ensuite picture window - 2 are automated
- Garden shed
- Security system
- Solar panels x 16 (5kW)
- Auto watering system in rear garden
- Small rainwater tank

Set amid some of the area's most exclusive real estate and Adelaide's grand historical landmarks, only footsteps to Wellington Square and moments to both Tynte and O'Connell Streets' renowned restaurant, cinema, hotel and shopping precincts. Every amenity is close by ... walk into the City and enjoy easy access to the Festival Centre, Adelaide Oval, university campuses, Adelaide Botanic High School, Adelaide High School and North Adelaide Primary School. This is your opportunity to act now and enjoy the lifestyle rewards for decades to come!

Auction: Thursday 14th December at 2:30pm on site
CT: 5170/924
Council: Adelaide
Council Rates: \$3,501.00pa (approx)
Water Rates: \$292.94pa (approx)
RLA 312012