

45 Hyland Terrace, Rosslyn Park, SA 5072

HARRIS

Sold House

Friday, 3 November 2023

45 Hyland Terrace, Rosslyn Park, SA 5072

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1830 m2

Type: House



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Discreetly hidden away on the finest street in arguably the best part of eastern suburbs Rosslyn Park, lies a truly breathtaking homestead. A stately old-world home with expansive family footprint, upscaled for the best in exquisite modern living, and enviably harmonised by a full suite of lifestyle offerings - if it sounds too wonderful to be true, 45 Hyland Terrace is here to expand your expectations. Sweeping front gardens expertly offset a wide return portico, wrapping the solid brick frontage leading to an elegant entrance. A grand entryway introduces the first glimpse of the high-calibre character and scale carried throughout, with jarrah parquet floors leading to soaring gable ceilings further enhancing the abundant natural light from panoramic picture windows. All front rooms have French Doors opening to the portico, with the front lounge overlooking a serene outdoor courtyard with water feature. The front formal lounge is centred by a modern electric fireplace and stately marble-topped mantle. Connection to a palatial kitchen, circa 2019, ensures easy flow, with Caesarstone benchtops, generous storage, a full suite of Smeg appliances and insinkerator creating a workspace as substantive as it is stylish. An additional utility room, secret bar and built-in Vintec wine fridge offer further scope for intuitive entertaining, while central positioning ensures smooth service. With high gable ceilings, floor-to-ceiling panoramic windows and show-stopping light fitting, the formal dining area is an awe-inspiring observation deck to appreciate your empire from every angle, sure to dazzle your guests and make every day remarkable. Effortless connection to a sun-soaked deck (with cantilever umbrella for custom coverage) further amplifies the outlook, providing the optimal spot for a dose of fresh air with your morning coffee, or an evening wind-down vino overlooking the flood-lit north south tennis court. A fully-tiled pool and its expansive and magnificent resort-like surrounds is set to be your epicentre for every summer to come, with frameless glass fence ensuring sparkling views of the water are never interrupted. A serene master bedroom suite is completed by walk-in robe and a luxe private ensuite, while an interior conservatory with fountain and four additional bedrooms are strategically placed across the footprint for both privacy and true multi-purpose configuration. A good-sized bedroom which has its own separate access from the front portico is situated next to the master bedroom and if needed can be converted into a home office or nursery. Bathrooms continue the distinctive quality, with travertine tiling, Villeroy & Boch facilities, and other high quality finishes, ensuring each is a serene location for the morning rush and self-care rituals alike. To the northern wing, a large study and family room provides further living space, while a vast double garage provides ample room to double as a workshop or store beloved vehicles. A climate-controlled, 600-bottle wine cellar completes the floorplan with ample space for burgeoning and established oenophiles to store their collections. When you do need to venture out of your home empire, Rosslyn Park places endless amenities right at your fingertips. A short walk delivers you to Kensington Gardens Reserve or the Penfolds Magill Estate cellar door for the first taste of a new vintage, with Erindale Foodland, Wattle Park shops, Burnside Village and Norwood Parade precincts also only a short drive away. St. Ignatius, Burnside and Magill Primary Schools, Pembroke, St. Peters Girls, Prince Alfred College, St Peters College, and the newly refurbished Norwood International Baccalaureate High School, UniSA Magill Campus, all in easy reach for a simple commute. Only 15 minutes to the Adelaide CBD, or harness regular public transport from either The Parade or Kensington Roads. The perfect blend of country serenity and metropolitan convenience - it's the blissful life on Hyland. More to love:- Large 17.7Kw / 15Kw inverter solar panel system - Ducted Reverse Cycle air-conditioning throughout, including gas and electric fireplaces- Electric front gates and intercom system- Double garage and extensive additional off-street parking- Full size flood-lit North South lawn tennis court with curtain netting- In-built outdoor Bose speakers- Underground safe to walk-in robe- Ample built-in storage- Security system with wireless remote monitoring- Downlighting with extensive outdoor landscape lighting effects- Plumbing provisions to fridge alcove with built in Vintec wine fridge- Established gardens with irrigation, purpose built organic veggie patch- Solar heated pool with cleverly concealed equipment area- Temperature controlled, 600 bottle, walk-in wine cellar

Specifications: CT / 5099/622 Council / City of Burnside Zoning / Suburban Neighbourhood