

**45 Kyre Avenue, Kingswood, SA 5062**

**HARRIS**

**House For Sale**

Thursday, 4 April 2024

45 Kyre Avenue, Kingswood, SA 5062

**Bedrooms: 3**

**Bathrooms: 2**

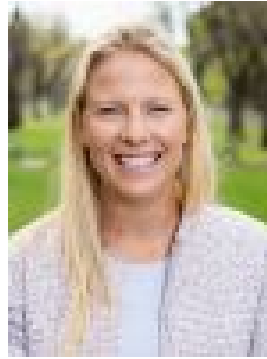
**Parkings: 1**

**Area: 550 m2**

**Type: House**



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**\$1.65m**

A pretty picture from Kyre Avenue, a completely new proposition at its north-facing rear; this C1920s bungalow makes two very opposing eras feel like they've always belonged to create a family home as timeless as it is firmly planted into the 21st century. A wide frontage draws the eye to a home that can almost see the tennis courts and boundless nature reserve at the end of its no-through road. What you won't see coming is the dynamic, 2019-completed open-plan addition with perched perspective over a heated pool. The original bungalow is just as beautiful, brought to life by a renovation that celebrates its original lofty ceilings, dark pine floors and the generous dimensions that made the decision to create a lavish ensuite and walk-in robe an easy one. It's hard not to love the way that northern light floods the addition, shining a revealing spot on the starring, stone-smothered kitchen with provincial themes, expansive breakfast bar, quality custom joinery, a 900mm freestanding Smeg oven and two Fisher & Paykel dish drawers for good measure. Just inches away hides an under-ground dry cellar, accessed by a remote controlled trap door and brick staircase, ready to store prized drops destined to be shared on the timber-decked poolside pavilion. A stroll from Unley High and Mitcham Girls High School and a short drive or pedal from Scotch and Mercedes Colleges, Mitcham Square and cinema, cosmopolitan Unley and the CBD beyond, it's hard to picture yourself anywhere else. More to love: - Ultra-flexible floorplan with formal lounge/possible fourth bedroom - Beautiful street presence with inch perfect gardens - Prized south-north orientation - Carport and off-street parking for multiple cars - Stunning fully-tiled wet areas - Ducted reverse cycle comfort control - Crown Quartz benchtops to kitchen and laundry - Heating, lighting and glass fencing to in-ground pool - Full-height windows/doors to rear addition provide smooth flow to pavilion - Storage galore - Plantation shutters - Garden shed - Walking distance from Kingswood Oval - Zoned for Unley High School - Just ten minutes from the CBD - And much more. Specifications: CT / 5809/189 Council / Mitcham Zoning / EN Built / 1920 Land / 550m<sup>2</sup> (approx) Frontage / 18.29m Council Rates / \$3,627pa Emergency Services Levy / \$288.10pa SA Water / \$315.96pa Estimated rental assessment / \$1,400 - \$1,500 per week / Written rental assessment can be provided upon request Nearby Schools / Mitcham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College Disclaimer: 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 | 22640