

47 Commercial Road, Hyde Park, SA 5061



House For Sale

Thursday, 18 April 2024

47 Commercial Road, Hyde Park, SA 5061

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 640 m2

Type: House



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Contact Agent

Auction Sat, 11th May - 9.30am (usp) Flaunting a unique variation of a classic return verandah facade, this C1910 stone-laden beauty takes the grand charm we've all come to expect from Hyde Park and packages it up in a solar-powered family home that proudly reveals one beautiful surprise after another. The moment your feet touch the parquet floors and your eyes lock on to the floor-to-ceiling steel frame door of its sweeping hall is the moment you know this 4-bedroom, dual-level residence has been preserved, improved and astutely extended without a penny spared. The journey from its palatial original rooms to the open-plan rear addition is as delightful as its evolution into a truly versatile home with two ensuited main bedrooms, study, an upper-level teenage retreat/4th bedroom, cellar, alfresco pavilion and a heated mineral pool with summer on its mind. With Caesarstone's striking Cloudburst concrete-style benchtops, expansive island, quality stainless steel appliances, dual zone wine fridge and overhead cabinets that close at the push of a button, the sky-lit kitchen is a conversation starter with supreme functionality and the slick looks to match. If you think its heavenly high 3.5m ceilings, period lighting, ornate fireplaces, leadlight windows and the sheer scale of its internal footprint equate to a high-maintenance home, the inch-perfect gardens of its 640sqm parcel tell a completely different story. A short saunter from Heywood Park and cobbled King William Road's wine bars, boutiques, salons and progressive restaurants, rest assured your story is now all about lifestyle, made possible by the home you've always longed for.

- Distinctive stone-fronted villa facade
- Periodically and extensively updated, inside and out
- Enviably placed on a pin-drop-quiet, leafy street
- Immaculately presented original dwelling with updated engineered oak flooring throughout
- Ultra-flexible floorplan with boundless formal room and rear addition
- Heated mineral pool with lighting and spa jets
- Updated French provincial style bathrooms
- Ducted reverse cycle heating and cooling
- Powerful solar system with 11.4KW of combined output
- Feature steel-framed hall doors by Adelaide Steel Frame Windows
- Underfloor heating to main bathroom and one of two ensuites
- Large, updated separate laundry and storage galore
- Electronic gated entry with intercom
- Carport with room for two cars, plus additional off-street parking for a further three cars
- Dual kitchen skylights with rain sensor
- Walking distance from public transport
- A stroll from Walford Anglican School for Girls

CT Reference – 5307/515
Council – City of Unley
Council Rates – \$4,225.70 pa
SA Water Rates – \$419.58 pq
Emergency Services Levy – \$390.20 pa
Land Size – 640m² approx.
Year Built – 1910
Total Build area – 357m² approx.
Zoning – EN - Established Neighbourhood

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