

**5/167-169 Payneham Road, St Peters, SA 5069**

**Townhouse For Sale**

Thursday, 30 May 2024



5/167-169 Payneham Road, St Peters, SA 5069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 295 m2**

**Type: Townhouse**



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**\$1,400,000 - \$1,500,000**

Nestled behind the bluestone façade of the historic Jam Factory, this meticulously renovated residence sets a standard for modern luxury. Upon entering the manicured gardens and water features of the piazza, you are greeted with a sense of calm and seclusion, akin to a boutique luxury hotel. Geisha trees and pristine hedges frame the path to your front door, welcoming you inside this unique home. Stepping inside this bespoke abode, you'll be immersed by the sense of quality and craftsmanship. Spread across three levels, no detail has been missed in creating this spacious, functional home. The open plan first level plays host to the flowing living room, chef's kitchen, and multiple dining areas. An enclosed atrium offers a space for seclusion while adding beautiful natural light. Upstairs is a flexible space that can be tailored around families or professionals. Currently, the second floor offers additional living space and a study nook, luxurious modern bathroom and two bedrooms. The generous master suite extends outwards to a private sitting area, dappled with natural light from the automated skylights. The downstairs ground floor can once more be configured in multiple ways to accommodate a changing lifestyle. Offering a further living retreat, third bedroom, spacious modern bathroom, and generous study, flanked by gorgeous bluestone of the original factory building. As the saying goes, this property must be seen to be believed. The meticulous quality, the unique design elements and contrast of modern luxury and historic touches combine to create something truly special. Situated within walking distance of multiple shopping and entertainment districts and a short drive to the CBD. Zoned to East Adelaide Primary School and Adelaide Botanic High School and within proximity to St Peters College, Prince Alfred College. Features to love:- Spacious, open plan living with a flexible floorplan - Three bedrooms and multiple living areas- European style modern kitchen with Smeg induction cooker- Ducted reverse cycle heating and cooling - Ample storage throughout including wine storage - Three secure carparks - Close to multiple shopping, dining, and entertainment precincts including Norwood Parade and Avenues Shopping Centre CT / 5678 / 654 Equivalent building area / 337sqm (approx.) Council / City of Norwood, Payneham & St Peters Council Rates / \$1,617.09 p.a (approx.) Water Rates / \$204.68 p.q (approx.) Strata Manager / Best Strata Admin Fees / \$800 p.q Sinking Levy / \$500 p.q Speak to TURNER Property Management about managing this property #expectmore RLA 62639