

**55 Stroud Street North, Cheltenham, SA 5014**



**House For Sale**

Wednesday, 7 February 2024

55 Stroud Street North, Cheltenham, SA 5014

**Bedrooms: 4**

**Bathrooms: 1**

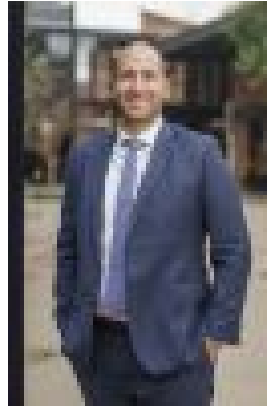
**Parkings: 12**

**Area: 1696 m2**

**Type: House**



Peter Kiritsis



Alex Ghinis

0455386102

## Auction On Site Wednesday 28th February @ 6pm

Upcoming Inspections // Sunday 11th February 11:30am - 12:15pm // Tuesday 13th February 6:30pm - 7:15pm\*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\*Radiating every opulent c1910 mood and attribute, switch gears to a 4-bedroom family life-changer on a rare 1696sqm\* landholding - a villa combining elegance and enormity with a museum and muscle car manifesto, enviable minutes to the city, West Lakes Shore, and Semaphore.This isn't just special; it's extraordinary. From the intricate wrought iron fencing and highly polished floorboards, Victorian arches, soaring ceilings, leadlight and decorative fireplace mantels, to its total 900m2\* of solar-boosted all-seasons living, entertaining, and secure car capacity - and it's the "extra" that defines this one-in-a-million home setting a one-of-a-kind benchmark in Cheltenham.Beyond the repointed stone and powder-coated fretwork, the high clearance carport for six lets you idle across extensive paving to the showpiece 4-car garage your prized chrome deserves; you'll never pay for storage again. An undisputable classic, the seamlessly and sympathetically extended villa treats you to three spacious living zones - the formal lounge amongst its traditional footprint exuding the grandeur of its era, extending outdoor flow through leadlight French doors to the tessellated tile return veranda. More extras: a refurbished downstairs cellar, and upstairs, an approx. 120m2 loft retreat that lets you choose where you take its legroom. As a kids' play zone, media space or office, even an ensuited bedroom with a dressing room, or as it presents right now: a sanctuary for your memorabilia.The timeless, heritage family bathroom edges a 2nd separate WC, and as a precursor to the epic family room and casual dining, dinner revolves around the gourmet kitchen hosting Miele appliances and a stone-topped island centrepiece.For all occasions, the enclosed alfresco and BBQ kitchen unites indoors and out, a zone vast enough to park the pool table, occasional furniture, footy crowd plus a dinner setting for dozens; nearby, a sunny rear terrace lifts transparent café blinds for a bath of sunlight and a lush backyard for sweet fruit tree snacking.Savour summers in ducted air conditioning comfort, adore the traditional cornicing, and marvel at a villa of unprecedented calibre on land size rarely found in this character suburb. For the car collection, the caravan, or memorable dinner and company, this villa takes pride to exciting new scale...For its heart, soul & rewarding size:• Sympathetically extended c1910 solid brick return verandah villa • 6-car carport | 4-car garage | 3 living areas• 4 gracious bedrooms with decorative fireplace mantels• Traditional cornicing & ceiling roses• Repointed & re-powder coated fretwork• Solar panel efficiency• Timeless gourmet kitchen with Miele dishwasher, 900mm cooker & stone tops• Refurbished 6.7m x 3.7m\* cellar• 8m x 14.5m\* loft space/rumpus retreat • Sunny rear terrace with café blinds• Enclosed indoor/outdoor zone for parties & the pool table• Timeless heritage spa bathroom with separate 2nd WC• 3rd WC to rear garage• Ducted R/C A/C throughout• 6 rainwater tanks connected to automatic irrigation • Succulent fruit trees including apricot, fig, cherry, lemon, nectarine, pear, peach, orange & grapevines. • Zoning for Woodville Primary School & Woodville High School• A short walk to Cheltenham train station• 12kms\* to the CBD | 7kms to Semaphore foreshore\*Measurements are approximate.\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.