

**6 Fourth Avenue, St Peters, SA 5069**



**House For Sale**

Thursday, 9 May 2024

6 Fourth Avenue, St Peters, SA 5069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



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## Contact Agent

Auction Sat, 25th May - 10am (usp) One of the first marks on St Peters' storied timeline, this C1880 bluestone villa is as special as the esteemed suburb it belongs to, the tree-lined street it faces, the rear-lane access and self-contained studio you don't see coming, and a two-storey addition like you've never seen before. Those bluestone bones promise the longevity and unshakable charm of this tightly-held home proud of its impossibly high 3.7m decorative ceilings, ornate fireplaces, arched openings and large, light-drenched spaces. A home that becomes more inviting - and intriguing - with every step, suddenly reveals that addition, splitting its two levels between the rear living room and a terraced master bedroom with its very own ensuite and a tree-topped aspect. Curiously, the exposed timber beams started their days at a Port Adelaide warehouse, while the timber wall panelling and arched doors to the huge underground wine cellar once graced an historic church on Pirie Street. Its charming quirks conspire with its bill-busting solar system, ducted reverse cycle airconditioning, fully-equipped kitchen, copious storage and front and rear parking access, to create a home that is timeless, efficient and supremely functional in the same breath. For some fresh air, try a stroll through St Peters' streets lined in London Plane Trees; or simply potter around a rear garden with fruit trees, an arbor draped in grape vine, a gas-heated pavilion and that separate retreat/studio. It's time to make 'you' the next mark on that timeline. Features we love... - Held and adored by the one family since the 1970's - One of the first homes built in St Peters - Front and rear car/pedestrian access - Self-contained rear studio with bathroom, kitchenette and split reverse cycle airconditioning - Oversized oven/gas cooktop, stone benchtops and dishwasher to main kitchen - Large underground cellar with wine racks, external windows and high ceilings - Flexible floorplan with multiple living spaces and large bedrooms - Ducted and split reverse cycle airconditioning, plus gas feature fireplace - Ornate wrought iron front fencing - Terrace balcony to upper level main bedroom - Storage galore - Set on one of St Peters' most beautiful and prestigious streets - Just 10 minutes from the CBD - Strolling distance from Linear Park and local reserves - Moments from The Avenues shopping precinct and Norwood Parade CT Reference - 5818/910 Council - City of Norwood, Payneham & St Peters Council Rates - TBA Emergency Services Levy - \$231.80 pa Land Size - 680m<sup>2</sup> approx. Year Built - 1880 Total Build area - 402m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403