

6 Invergowrie Avenue, Highgate, SA 5063

House For Sale

Thursday, 15 February 2024

6 Invergowrie Avenue, Highgate, SA 5063

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 777 m2

Type: House



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\$1,650,000

Auction Location: On site This pretty sandstone fronted Australian Architectural Bungalow has been renovated and extended to high standards and seamlessly blends traditional charm with modern functionality for both families and couples. This property is a testament to thoughtful design and meticulous upkeep, offering a lifestyle of comfort and convenience of Highgate's most sought-after streets. Conveniently located just a few minutes' walk to Highgate Village, Lady George Kindy, Highgate Primary, Concordia College and close to Sunrise Christian School, Fullarton. The home offers four bedrooms plus recently fitted-out study and dressing rooms, north facing rear alfresco area and plentiful garaging, making this the perfect package for living, entertaining, relaxing with brilliant "work from home" options. The master bedroom is a true retreat, complete with soothing ensuite bathroom, walk-in robe and it's own door to the veranda. The impressive separate dressing room is equipped with the very latest in cabinetry plus french doors opening out to a peaceful atrium. This room could be easily converted to create a fifth bedroom if preferred. Two stylish bathrooms, complete with heated floors, offer a touch of luxury making morning routines a breeze. The sleek white kitchen with solid benchtops and equipped with Miele appliances including an induction cooktop is a chef's dream, offering a space that is as functional as it is aesthetically pleasing. The north-facing rear of the property is a true highlight. A vine-covered alfresco area promises endless summer evenings spent with family and friends while enjoying tranquil views over the mature landscaped and lush green hedged rear yard. The property also offers a wealth of parking and storage options, including a double lock-up garage, single lock up carport, plus a new four-car carport, making it an ideal choice for tradesmen or for those wanting space for a boat, caravan, trailer, or teenage car parking, all with undercover access to the house. A huge rainwater tank with a 22,500-litre capacity is complemented by a "Complete Home Filtration" mains water supply purification system, ensuring the property is as sustainable as it is stylish. The updated laundry with heated floor to aid winter clothes drying adds a touch of modern convenience to this character-filled home, while the landscaped front and rear yards provide a tranquil setting for outdoor living. Standout Features to Appreciate: + Four bedrooms plus study and dressing room + Sleek modern kitchen with Caesar Stone tops and Miele appliances + Character sandstone fronted Architectural Bungalow + Two modern bathrooms and laundry all with heated floors + Brilliant dressing room with modern cabinetry (or fifth bedroom) with French doors, opening out to a peaceful atrium. + 1.75 KW grid fed solar system from Zen Home Energy Systems with \$0.45c feed-in tariff + 4x car carport plus 3x car lock-up garage + Huge rainwater tank storage with pump and tap to garden + Filtration system to mains water supply + Full Security system + Near-new fully ducted reverse cycle air conditioning system + Additional fully ducted evaporative cooling system + Slow combustion fireplace to family room + 4 large raised wicking vegetable beds + Natural gas outlet for BBQ + Separate tranquil atrium + Stylish new lockable front gates to street + Mature landscaped gardens front and rear. Come and live the good life in sought-after Highgate where everything is at your doorstep, including quality local shops, cafe's, easy public transport and easy access to quality schools and services. Zoned for Highgate Primary School and Unley High School which now offers the International Baccalaureate certification. Scotch College, Walford, Seymour and Mercedes Colleges are nearby. Peter and Glenn McMillan look forward to helping you with your enquiries.