

63 Richmond Street, College Park, SA 5069

HARRIS

House For Sale

Friday, 24 May 2024

63 Richmond Street, College Park, SA 5069

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 631 m2

Type: House



Tom Hector
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Jayden Finch
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\$2.9m-\$3.1m

Best Offers By 10am Tuesday 4th June (unless sold prior) You'll fall for this C1915 symmetrical villa, just steps from Twelftree Reserve. You'll enter via its rear lane and three-car garage to greet an architectural addition that makes this a beautiful meeting of past and present in its prestigious city-fringe suburb. Completed in just 2017, by Henderson Consulting, the inspired extension carries the heavenly high ceilings of the villa through to its end, where the luxurious main bedroom carves out its own wing and features a walk-in robe and fully-tiled, under-floor heated ensuite. The architect skillfully positioned an alfresco pavilion that faces north to embrace the morning winter sun and feeds the starring kitchen via a servery window - so you can ask for and receive the tongs you forgot without moving from your BBQ post. With stone benchtops; Smeg double oven, gas cooktop and integrated microwave; Bosch dishwasher, windowed splashback, wine fridge and a classy white-on-white colour scheme atop striking blackbutt floors, the kitchen is a triumph in function and form. The original villa was recalibrated, pairing the old-world charm of its pine floors, pronounced architraves and leadlight windows with plantation shutters, new wiring and lighting, upscaled ornate fireplaces and a slick bathroom with a semi-freestanding tub and walk-in shower. Whether it's the ducted vacuuming and temperature control, copious storage, security system or integrated speakers, the moving parts and fixed comforts of this dynamic home make the day-to-day a dream. Where to today? What about a family bike ride to the city via the nearby Linear Park trail? With of course a quick pit stop at the local gem that is Fix Specialty Coffee or the famous St Peters Bakery. For a little bit of everything, The Parade isn't far away either. College Park is a tightly held community. Don't let this one go. More to love:- A beautifully preserved, updated and extended example of the character villa- Supremely flexible floorplan with up to four bedrooms- Three-car garage with pitched roof, power, remote entry, high clearance and hoist (negotiable with sale) - Additional off-street parking via rear lane - Street-facing sitting room could be 4th bedroom - Expansive living zones to addition - Porcelain tiling and under-floor heating to all bathrooms - Large, storage-laden separate laundry - Zoned ducted r/c- Alarm system - Gas BBQ outlet, down lighting and integrated speakers to pavilion - Thermal tinted glass- Inch-perfect landscaped gardens with auto watering system - Metres from public transport - Moments from St Peters College - Close to a range of shopping precincts, including Walkerville and Norwood - Less than 10 minutes from the CBD Specifications: CT / 5304/956 Council / Norwood Payneham & St Peters Zoning / EN Built / 1915 Land / 631m² (approx) Frontage / 12.19m Council Rates / \$3852.48pa Emergency Services Levy / \$356.15pa SA Water / \$385.04pa Estimated rental assessment / \$1,200 to \$1,300 per week / Written rental assessment can be provided upon request Nearby Schools / East Adelaide School, Walkerville P.S, Adelaide Botanic H.S, Adelaide H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640