

**66 Ward Street, North Adelaide, SA 5006**



**House For Sale**

Thursday, 18 April 2024

66 Ward Street, North Adelaide, SA 5006

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 666 m2**

**Type: House**



Stephanie Williams  
0413874888



John Williams  
0411747555

## EOI CLOSING MONDAY 6TH MAY AT 2:00PM (USP)

Explore this exciting lifestyle with amazing convenience, positioned within a short walk to vibrant Melbourne Street & O'Connell Street with its designer fashion shops, restaurants and cafés. This glorious Villa has been renovated and extended in recent times and offers an outstanding design and blueprint with various living and entertaining spaces. Enjoy this cosmopolitan masterpiece of convenience where you can simply walk to everything. This home is sure to win the hearts of the sophisticated family buyer, professional or investor. Nestled perfectly in the premium and exclusive suburb of North Adelaide with a commanding street frontage, this Designer Villa offers excellent proximity to cosmopolitan convenience at every turn. Featuring luxurious high ceilings, character laden fireplaces and ornate finishes that effortlessly combine character and contemporary style. Sited on a large allotment of approximately 666sqm approx. with valuable front and rear access with double off-street garaging plus additional off-street parking and direct access to the backyard from Peppertree Lane. This amazing instant cosmopolitan lifestyle awaits... Oozing sophistication and elegance like few others and presenting great versatility across an outstanding blueprint of 249sqm approx. of living & lifestyle that provides endless versatility to all buyer requirements. The exceptional entrance hallway provides the backbone for this amazing floor-plan, comprising grand formal lounge at the front of the home and leading to the master bedroom with ensuite & walk-in robes, plus a further two queen-sized bedrooms with built-in robes. Cook up a storm in the light-filled kitchen, featuring popular European appliances, stone bench-tops and endless storage & preparation spaces that entwines into an ambient open living and entertaining area with floor to ceiling bi-fold doors looking out to the low maintenance outdoor entertainer's terrace and designer swimming pool with valuable North facing orientation. Also featuring excellent car accommodation with a secure two-car garage and an off-street parking bay accessed by rear Peppertree Lane completes this stunning property. Enjoy entertaining family and friends in the very private entertainer's terrace with superb bi-fold doors that open out to seamlessly create sophisticated indoor/outdoor living. You will have year-round fun with friends and family in this resort inspired setting with a glimmering swimming pool and lush lawns and gardens. This is such an exciting opportunity with everything so seamlessly enhanced and blending casual living with such phenomenal entertaining and lifestyle features.... Additional opportunity awaits with current development approval in place for a community division into two and the construction of a new two-storey dwelling at the rear. Please enquire with Stephanie Williams for plans and further information... **HIGHLIGHTS** C.1900 Quintessential Designer Villa Light-Filled north facing extension Stylish interiors Stunning ceiling roses Designer statement light fittings **BLUEPRINT** Versatile floor plan over one level of living Up to four queen bedrooms - master bedroom with ensuite & WIR, further two bedrooms with BIR's Stunning formal lounge with character fireplace Open plan living/dining with gas fireplace and bi-fold doors to terrace Foodie's Kitchen with stainless steel European appliances Study/home office featuring custom cabinetry Luxe main bathroom Spacious laundry/mud room **LIFESTYLE** North facing entertainer's terrace Glimmering Swimming Pool Lush landscaped gardens Convenient utilities courtyard with veggie garden beds Highly private and secure Side by side garaging plus additional off street parking space Valuable rear lane access from Peppertree Lane Located in Adelaide's highly prized prestigious precinct of North Adelaide An exciting opportunity with current land division development approval **NORTH ADELAIDE** - Prestigious & leafy precinct where you can enjoy the exclusivity of this prestigious locale which offers endless lifestyle & convenience to vibrant Melbourne Street & O'Connell Street and all those wonderful cafés, ristoranti, North Adelaide Shopping Village, The Lion Hotel, The Kentish and other renowned pubs, elite schools including St Dominic's and Adelaide Oval at your doorstep. Access to the CBD, 16 minutes to Adelaide International Airport, RAH only 2.5km approximately perfectly positioned to access schools and amenities. Zoned for North Adelaide Primary School & Walkerville Primary School and Adelaide High & Adelaide Botanic High.