

# 6a The Crescent, Marryatville, SA 5068

## Sold House

Monday, 6 November 2023

6a The Crescent, Marryatville, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 569 m2**

**Type: House**



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## Contact agent

What lies beyond the fortress doors will bring joy beyond your grandest dreams. A tranquil secret world which once entered will cocoon you in a lifestyle which is truly international to its very core. Welcome to your happy place. Originally built by Angus Foulds, one of South Australia's most influential interior designers this unique artisan-built home has been reinvented by another of Adelaide's most talented designer couples who continue to push the standards when it comes to creating on trend lifestyle homes which are stunningly lavish while still being incredibly practical for daily living. It is such a serene, private, and tranquil natural environment, cloisters frame the grassed courtyard with water feature. Imagine yourself hosting that special long lunch here, such an opportunity to build lifelong memories. The north facing open plan living room with a 4m raked ceiling is bathed in light through the 3.3m double glazed French iron doors from Adelaide Steel Doors. Comprising a new Farquhar Kitchen with Caesarstone bench tops, Miele appliances including integrated fridge freezer, dishwasher and induction cooktop. The kitchen is located to service both the external entertaining spaces and internal dining. The natural Indian stone flooring flows seamlessly throughout the living area to the outdoors. The living space is made all the more inviting by the gas fire and sandstone surround. Radiant heating makes the home so comfortable. The bevelled parquet floors lead you to the accommodation wing, comprising on the master suite with walk in robe and ensuite with under floor heating and terrazzo finish. There are two additional bedrooms serviced by the new central luxe bathroom. The third bedroom is currently configured as an office so offering so much flexibility depending on your needs. There is undercover parking for one car plus a further 3 in the driveway. What you will love about where you live, Marryatville is a naturally beautiful green environment conveniently close to the city. Zoned for Marryatville Primary & High School, with prestigious Loreto College, St Ignatius, St Joseph's Memorial and Pembroke nearby. Close to the major shopping precincts of Norwood Parade, Burnside Village, and Marryatville there is also numerous entertainment options like Hula Hoop, The Rising Sun and the Regent theatre. This extraordinary home is perfect for down-sizing, a couple, small family or anyone who really values their privacy. What is most interesting is the balance of bold gestures with those of immense subtlety and quiet beauty. This home must be experienced to be believed and appreciated. Don't ask us to find you another one like this as there is no other, this is it. What we love: - ☑ Light filled north facing living areas - ☑ Bevelled Tasmanian parquet floors in the accommodation wing - ☑ Natural Indian stone floors - ☑ New carpeting - ☑ 20 Solar Panels providing 6.3 kW - ☑ Full irrigation system - ☑ Garden lighting - ☑ Security video door bell - ☑ Jet master gas fire - ☑ Near new evaporative cooling - ☑ Radiant heating in the living room and bedrooms - ☑ Plantation shutters - ☑ Additional storage cupboards - ☑ 2 gas instantaneous hot water systems - ☑ Heated towel rails in family bathroom - ☑ Discreet garden shed - ☑ Filtered water to the house Certificate of Title - 5348/22 Council - Norwood Payneham & St Peters Zoning - EN - Established Neighbourhood Year Built - 1996 Land Size - 569m<sup>2</sup> approx Total Build area - tba Council Rates - tba SA Water Rates - \$243.05 pq Emergency Services Levy - \$216.30 pa Ouwens Casserly - MAKE IT HAPPEN™ RLA 275403