

# 7/14 Dequetteville Terrace, Kent Town, SA 5067

Smallacombe

## House For Sale

Thursday, 11 April 2024

7/14 Dequetteville Terrace, Kent Town, SA 5067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Robyn Coles  
0419836129

**\$795,000**

~ Best Offers closing Monday 29th April @ 5:00pm (unless sold prior) ~Originally part of the Heritage Listed complex dating back to 1876 and in recent years, fully redeveloped into luxurious apartments & terraced houses on the green belt City fringe is this chic luxuriously renovated bright & spacious home. Set over 2 levels with a glorious botanic outlook from the raised terrace into a pretty walled courtyard. The street façade of this beautiful property is instantly appealing with solid bluestone walls which have magnificently stood the test of time and are complimented by full size picture windows, French doors and balcony overhangs, perfectly blending the old with the new. Security is optimised with remote control private parking for up to 2 vehicles plus the courtyard terrace and individual secure gated entry. Renovated throughout in recent years by the current fastidious owners with a floor plan custom designed at conception by the original owners, this inner-city home will appeal to executives, downsizers and astute purchasers who value quality, luxury and convenience with minimal maintenance and expense. Beautiful hardwood flooring provides luxurious warmth with natural sunlight through large windows into the living area and enhances the immaculate fully integrated gourmet kitchen featuring ample superb cabinetry, built in microwave, dishwasher, refrigerator, superb custom fittings and adjacent dining. Further built in cabinetry beyond the kitchen/dining area could easily be utilised as a study nook. There is more storage cleverly concealed by integrated doors, and another leads to a full size laundry and separate powder room. The second level is accessed with a simple stairway covered in luxurious wool carpet. No expense was spared by the owners in creating a beautiful and extremely comfortable inner-city residence. The master bedroom has a gorgeous boulevard outlook of glorious trees and bright sunlight and has a good size all weather balcony. Built-in extra cabinetry for wonderful storage and double built-in robes with integrated doors lead to a luxe fully tiled bathroom with rainforest shower, hanging basin, glass shower enclosure & separate toilet. Bedroom 2 is well separated from the master bedroom, also has hardwood flooring, built in shelving & a wardrobe. With reverse cycle ducted air conditioning throughout, newly painted and fully renovated, LED lighting and quality appointments and soft furnishings, this is a truly delightful yet affordable opportunity so close to the vibrant lifestyle and cosmopolitan atmosphere of both the East End (City) and Norwood. Entertain with flair and enjoy beautiful alfresco areas within the secure and private Brewery grounds with glimpses of the adjacent parklands. Boasting large, paved terraces with various seating arrangements, decorative greenery and alfresco dining plus a superb indoor heated swimming pool complete with spa, sauna, gym and shower facilities ~ all beautifully maintained as are the grounds by meticulous Body Corporate Management. Enjoy the ultimate enviable City fringe residence lifestyle that the historic Brewery & Malthouse, Kent Town offers ~ a tightly held opportunity for such quality and excellent value on offer with No.7. Council: Norwood, Payneham & St Peters Council Rates: \$1,277.58 per annum SA Water: \$177.05 per quarter ESL: \$151.30 per annum Community Rates: \$1,326.00 per quarter Year Built: 1876 Zoning: Urban Corridor (Boulevard).