

7 Georgiana Street, Flagstaff Hill, SA 5159



House For Sale

Saturday, 2 December 2023

7 Georgiana Street, Flagstaff Hill, SA 5159

Bedrooms: 6

Bathrooms: 3

Parkings: 8

Area: 836 m2

Type: House



Rachel Lawrie

Auction On Site & Online (USP)

ONSITE & ONLINE AUCTION THURSDAY 21ST DECEMBER 2023 @ 6PM PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS*This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.*This splendid home has undergone remarkable transformations, starting as a charming single-storey, 3-bedroom house and now standing as a pinnacle of family living. Spanning over 350m² across two levels, it's built to last and stands out as the distinguished home on Georgiana Street. This impressive property not only provides expansive views over the suburb but also boasts exclusive private access to Birman Reserve. Stepping into the grand foyer of this residence, you're immediately embraced by its genuinely warm and homely atmosphere. To your left, discover the splendid formal dining room, perfect for large family gatherings. To your right, there's the impressive family pool room and bar, leading into a cosy lounge retreat. This area opens up to a secluded all-weather courtyard, complete with an outdoor 8-person in-ground spa. The spacious master suite in this home is not only equipped with an ensuite but also has private access to the outdoor spa area. This wing also houses a second double bedroom or nursery, a sizable study, another family bathroom, and the laundry room. The modest yet well-equipped kitchen, complete with fantastic appliances and a versatile pantry, reveals the extensive nature of the residence. It overlooks the stunning Alfresco area, beautifully landscaped gardens, and a charming, private garden path leading to the adjacent Birman Reserve. As you ascend up the stairs, you're greeted by the bright, open upper-level living area, boasting breathtaking views. Crafted to make the most of the natural northern light, this upper floor serves as an ideal haven for younger family members. It features three queen-sized bedrooms, two of which have walk-in robe access, a flexible bathroom, and a dedicated kitchenette area. This expansive allotment of approximately 837m² has been meticulously planned to provide ample lawned spaces for children and pets to play. Featuring a double garage with automatic doors and convenient direct internal access, this generous property also offers plenty of additional space for extra parking as required. Here are some highlights we adore about this home:

- A master suite with exclusive outdoor spa access
- Four additional bedrooms, perfect for family and guests
- A versatile study or playroom for children
- Two weather-proof outdoor entertainment areas
- Various living spaces, both formal and informal, for versatile entertaining
- High ceilings and abundant natural light throughout
- A large, enclosed backyard with direct access to Birman Reserve
- Advanced security features installed
- Zoned ducted reverse cycle air conditioning for year-round comfort
- A double garage with remote-controlled doors, plus extra off-street parking for up to 6 cars
- 3 additional sheds
- Ample storage solutions within the home
- Ready for NBN connectivity
- Energy-efficient LED lighting
- A comprehensive ducted vacuum system across both floors
- A luxurious 8-person heated outdoor spa
- 3-phase electrical power
- An annual pest monitoring program to ensure upkeep

Meticulously renovated and maintained, with detailed historical records. This magnificent home is not just a perfect place to nurture and grow your family, but it also enjoys a convenient location. Situated just minutes from Westfield Marion and some of Adelaide's most renowned beaches, and only 25 minutes from the Adelaide CBD, it's ideally positioned. Viewing this impressive family residence is highly recommended. For further information please contact Rachel Lawrie 0428 882 864 or rachel.lawrie@raywhite.com RLA281212