

7 Invergowrie Avenue, Highgate, SA 5063

House For Sale

Thursday, 29 February 2024

7 Invergowrie Avenue, Highgate, SA 5063

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 696 m²

Type: House



Cory Mayo

Contact Agent

Without a doubt this is love at first sight. Beyond the tree-lined street's captivating canopy lies the irresistible charm of a quintessential c.1925 brick bungalow beautifully enriched by bespoke additions to create superb family living in one of Adelaide's finest lush and leafy locations. A flawless immersion of character elements with contemporary appointments makes this four bedroom family residence exude captivating luxury and calming warmth at every turn. The formal entry sets the mood – lofty ceilings, leadlight windows and lustrous floorboards, with a suggestion of the light and inviting family living space yonder. Along the way are the gorgeous formal lounge or fifth bedroom, four blissful double bedrooms, the laundry of your dreams plus a guest w/c and two brand new bathrooms. The seamless extension flows through to the open plan living topped with decorative ceilings and incorporates a gourmet kitchen. Fill it with family banter and chit-chat with guests, or bask in the quiet solitude that spills through French doors and wide picture windows to relaxed outdoor living amidst picturesque gardens and a sparkling in-ground pool. The oversized laundry gets 5-stars, boasting wall-to-wall built-in storage, stone bench tops, feature lighting, a drying rod and direct carport access for easy unloading of the weekly groceries. There's so much more to love:

- 697sqm Torrens title allotment (approx.) in a glorious tree-lined street
- Inground saltwater swimming pool with solar heating
- Space for four secure carparks - two behind the auto panel lift door
- Formal lounge or 5th bedroom
- Master bedroom features a new ensuite, walk-in robe, built-in cupboards and dresser
- Decorative 3.0m ceilings throughout
- Built-in robes in all bedrooms
- Smeg gas cooktop and electric wall oven, integrated Miele dishwasher
- Extensive storage throughout; 2-pac soft-close cupboards with stone benchtops
- Ducted reverse cycle air conditioning throughout
- Workshop/shed at the rear
- 3 phase 11.8 KW solar system
- Security system

Highgate is an exclusive suburb of Adelaide in the city of Unley. It is a peaceful neighbourhood surrounded by Malvern and Fullarton. Position perfect – Highgate Primary, Lady George Kindergarten and Concordia College all within walking distance, close to Mercedes, Walford and Scotch Colleges, zoned for Unley High school. Local shopping includes Burnside and Unley Shopping Centres and popular Frewville Foodland. A 10-minute drive to the city and 20-minute drive to the beach. Council – City of Unley Zoning – EN - Established Neighbourhood Year Built - 1925 Land Size - 696 sqm Total Build area - 307 sqm Council Rates - \$2,908.00 pa SA Water Rates - tba Emergency Services Levy – \$284.35 pa Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal advice.