

**7 Monmouth Road, Westbourne Park, SA 5041**

**HARRIS**

**House For Sale**

Friday, 3 May 2024

7 Monmouth Road, Westbourne Park, SA 5041

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



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**\$1.9m**

Grand in scale, timeless in style, and flawless in its flexibility. You'll be hard pressed to find a more considered redesign than this 1920s character bungalow amongst the leafy near-city prestige of Westbourne Park. A mission set and immaculately accomplished in 2005 by caring, 30-year owners who included purposeful and plentiful storage to the now up to 5 bedroom, 2 bathroom footprint, finishing with a sparkling pool and alfresco. And aside from those easy minutes to Scotch, Mercedes and Cabra Colleges, hosting is this family-gatherer's forte. From casual meals to epic celebrations, the north-facing, double-brick addition under equally lofty ceilings, will be the linchpin to your lifestyle for its sliding and French doors floating friends from the sunlit living expanse to the gratifying outdoors. But first, you'll mingle in the granite-topped kitchen against a Miele dishwasher, dual Miele ovens, ILVE range, hidden appliance hub and hybrid Electrolux gas and electric cooktop, before grabbing a bottle from the cellar ahead of a dinner setting for 10, or alfresco dining. The alfresco - under café blinds, radiant heat strips and ceiling fans - embraces any occasion, no matter the season. Naturally, the home's stunning evolution still retains its era charm: polished timber floors, glazed brick fireplaces, hallway fretwork, and ornate ceilings, yet it's the flex of each leading king-sized bedroom that confirms its forever family status. The palatial master midway slips into a heritage style ensuite and storage-fitted walk-in robe, while the leading bedroom is a second living room or work-from-home ready. Bedroom five flips however you like against built-ins and external French doors for a calming garden aspect; nearby, the modern-classic main bathroom features accent leadlight, tall towel storage, French floor tiles, and a double-insulated rolltop bath imported from France that stays hot for over an hour. Only a laundry like this "has a spot for that" - a work zone filled with end-to-end joinery, a built-in hamper, even a swimwear drawer, plus a third wc for pool users. Beyond your automatic gate and intercom security, you'll find Pantry on Egmont in a tree-lined stroll, the new gluten-free café "The Other Ostrich" - each close to Unley Park train station - a wander to King William Road, drinks at The Good Gilbert, or a short drive to the Wayville Farmer's Market on course for the city. Immense, yet far from overwhelming. Meet your future in family-style prestige. More aspects to love:- Automatic gates & secure intercom access - Fully tiled solar heated pool with lights & fountain- Double brick north-facing lifestyle addition- Huge cellar with a hydraulic operated lift-up door - Alfresco with café blinds, radiant heat strips & ceiling fans- Gourmet kitchen with granite benchtops, abundant storage, Miele double ovens & huge appliance hub- Quality window treatments, custom robes and carefully sourced leadlight throughout- Walk-in robe to master and built-in robes to all bedrooms- Inset speaker system to open plan living- 2-car carport + powered rear shed with concrete floor- Gas points in rear living and outdoors- Bedrooms 2 & 3 with whitewashed brick fireplaces- Fully automated irrigation- Close to Scotch & Mercedes Colleges- Zoning for Westbourne Park Primary & Unley High Schools- Undeniable floorplan flexibility Specifications: CT / 5156/349 Council / Mitcham Zoning / EN Built / 1925 Land / 734m<sup>2</sup> (approx) Frontage / 15.24m Council Rates / \$3,624.55pa Emergency Services Levy / \$291.90pa SA Water / \$319.80pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Westbourne Park P.S, Edwardstown P.S, Mitcham P.S, Goodwood P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640