

# 7 Walkers Road, Somerton Park, SA 5044

NOAKES  
NICKOLAS

## House For Sale

Thursday, 30 November 2023

7 Walkers Road, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 308 m2

Type: House



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## Best Offers by 18/12 (USP)

Best Offers By Monday 18th December at 12PM (Unless Sold Prior). Impeccably designed and executed, this dramatically renovated character maisonette offers a rare quality of life moments to the beautiful beaches of the suburban coastline in Somerton Park. Flanked by lush and private hedging and offering three bedrooms, two bathrooms, a lounge and a sumptuous open plan living area, the tone is set for a life of luxury. A new french heritage tessellated tiled verandah and restored 1919 sandstone façade guides you to the entry, defined by feature lighting and a glossy black front door. Upon entry, you're immediately met with the luxurious modernity of the home, from the modern pendant lighting that travels down the hallway, to the elegant chevron floors. Along the hall under the 3.3m ceilings of the original home, the first two bedrooms offer feature pendant lighting set into ornate original ceiling roses, detailed cornicing, plantation shutters and built-in robes. The open first lounge shows off the bones of the home in a nod to formal lounge spaces of the past while elevating its style under contemporary feature lighting, creating an ideal spot for morning tea or quietly glamorous afternoons curled up with a book. Tiled to perfection, the main bathroom boasts a walk-in shower with dual shower heads, a large family-friendly bath, and a stylish vanity. Travelling up the engineered european oak stairs, emerge in the jaw-dropping main bedroom. The true definition of a suite, the extra-large bedroom flows out to a private balcony, and boasts both built-in robes and a walk-in robe with dressing table. Luxe block-out curtains create your evening sanctuary with feature pendant lighting flanking the bed, a ceiling fan for comfort, and a striking open ensuite bathroom. Featuring opulent floor-to-ceiling tiles, sheer curtains, a freestanding bath, a walk-in shower with dual showerheads, and a double vanity with feature raised basins, it's everyday extravagance defined. On the ground floor, open plan living begins with polished concrete floors, guiding you towards the very moody, very lavish living space expanding under 3m ceilings. Impressively appointed, the kitchen centres around a vast marble stone benchtop, making for an ideal Friday night bar at home. Enjoy quality AEG appliances including dual ovens, a stylish black rangehood and induction cooktop, and a matching marble splashback. Wrapped in floor-to-ceiling curtains, a feature Escea gas fireplace sets the mood for cosy evenings and winters at home, while vast black aluminium-framed glass doors to the tranquil courtyard make for flawless summer entertaining. Picture perfect with its established greenery and hedging, and a concrete bench seat built to accommodate two established birch trees, the garden is a wonderful backdrop for the undercover entertaining area. Enjoy a sleek outdoor kitchen complete with a large sink, built-in BBQ and plenty of storage, including overheads, while a ceiling fan ensures year-round comfort. Finally, a random stone path guides you to the rear double garage that faces onto Winston Street, with a slimline rainwater tank cleverly concealed inside. Beautifully designed and upgraded in flawless style, secure this freshly polished Somerton Park gem for an enviable next chapter of living on Walkers Road. More features to love:- Daikin reverse cycle ducted A/C throughout plus Escea gas fire- Secure rear double garage with direct access to Winston Street- ZIP Celsius All in One Hydrotap - filtered instant boiling, sparkling and chilled water with unfiltered ambient and hot- Dahua security cameras with hard drive and secure fencing with video intercom- Exposed aggregate pathways and low maintenance synthetic front lawn- Instant gas hot water system- Irrigated front and rear garden plus rainwater tank with pump- Designer light fittings and marble finishes throughout- Zoned to Brighton Secondary and Paringa Park Primary, walking distance to Sacred Heart College, close to Westminster School and within the catchment area for Somerton Park Kindergarten- Moments to dining and cafes including Polk Restaurant, Mockingbird Lounge, Le Paris, Mediterranean Cafe, Superette, Goodslice Pizza and so much more- Just 580m to the Esplanade and 9km to the Adelaide CBD Land Size: 308sqm Frontage: 6.8m Year Built: 1919 Title: Torrens Council: City of Holdfast Bay Council Rates: \$1,785 PASA Water: \$340 PQES Levy: \$185 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.