

72 Arthur Street, Unley, SA 5061

**NOAKES
NICKOLAS**

House For Sale

Thursday, 1 February 2024

72 Arthur Street, Unley, SA 5061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jorden Tresidder
0478727400



Zac Watts
0448217726

Auction 17/2 (USP)

Auction Saturday 17th February at 10am (Unless Sold Prior). From its enchanting stone façade to a jaw-dropping architectural extension, this c1880 single-fronted cottage will have you falling head over heels for its harmonious fusion of past, present and postcode. Framed by a restored front porch, hand-painted encaustic tiles and lacework, this three-bedroom classic has evolved into a completely contemporary haven more than worthy of your family 'forever'. Drinking in turn-of-the-century glamour created by original stained glass, tin pressed ceilings and heritage lighting sourced from Adelaide Railway Station, the grand hallway connects three generous bedrooms designed upon soft loop carpets. VJ groove panelled built-in robes grace the master, whilst the floor-to-ceiling tiled ensuite and main bathroom sit back-to-back, sharing a chic theme that elevates brushed brass tapware, arched gold mirrors and stylish stone-look tiling. Hybrid timber floors forge a stellar path past European laundry to the rear of the home, emerging through an original arch to an awe-inspiring extension reaching from timber pitched ceiling to textured concrete-clad feature wall - purposefully designed to impart a stark contrast and overarching layer of luxurious style. Capably taking you from simple weeknight meals to elaborate celebrations with elegant ease, the gourmet kitchen showcases Bosch 900mm induction cooktop, matching electric oven, integrated dishwasher, and sleek stone - creating not only a functional domain but a modern art form on rightful show at the centre of the day-to-day hub. Keeping you toasty and heating up those high ceilings in no time at all, the freestanding combustion fire flickers away in the background to set an ambient mood. Peeking in black-framed sky-high glass, natural light streams in whilst providing a view to the backlit bamboo of the rear yard, promising to be an easy-care backdrop from day to night. Organically drawing you outside, wall-to-wall stacker doors slide out to integrate an under-roof alfresco, in-built outdoor BBQ, natural heat-resistant travertine and feature breeze block wall. Your fuel-guzzling car will be a thing of the past, securely stored under the carport and locked up behind automatic gates, instead choosing to explore the cosmopolitan spoils, boutiques, restaurants, cafés and wine bars along encompassing King William and Unley Roads. The elite lifestyle is equally matched by celebrated schooling, promising your younger generation a quality education at zoned Glenunga International and Unley Primary, whilst Seymour, Concordia and Scotch College all reside nearby. Completely refined and reappointed to include brand-new ducted air conditioning, timber window furnishings, replaced roofing, wiring and plumbing - there is no doubt, the best is yet to come on Arthur. Even more to love: - Torrens-titled allotment - Sympathetically restored original footprint - Architecturally designed extension - Black timber fencing & automatic wrought-iron gates - Semi-freestanding bath - Hettich concealed pantry behind Wingline L doors - Italian Svevo marble splashback throughout - New ducted R/C air conditioning - New roof, wiring & plumbing - Automatic irrigation front & back - Prized zoning to GIHS & Unley Primary - Best coffee in town served up at local fave - Unley Social

Land Size: 291.99sqm Frontage: 9.58 Year Built: 1880 Title: Torrens Council: City of Unley Council Rates: \$2253.70 PASA Water: \$258.40 PQES Levy: \$304.35 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.