

72 Lane Street, Richmond, SA 5033

HARRIS

Sold House

Wednesday, 21 February 2024

72 Lane Street, Richmond, SA 5033

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 813 m²

Type: House



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Contact agent

It's one thing to work with a deco darling loved by one owner since construction, but it's another entirely to embrace it, celebrate it and carry it forward into a new era of contemporary living – 72 Lane Street sets the benchmark for the latter. Completely embracing old-world character and carrying it across an endlessly adaptable family footprint, it's an exceptional example for exactly how it should be done. Defined by double curves, a sandstone-wrapped façade is offset with lush lawns and manicured gardens for radiant street appeal. A grand entryway sets a statement for the tone to come, high ornate ceilings and polished timber floors illuminated by geometric gold feature light, unifying both eras seamlessly. Curved windows continue the deco lines across a spacious front lounge, with mantled fireplace amplifying the heritage chic. Connection to dining area overseen by central kitchen ensures contemporary flow, while stone benchtops, stainless steel appliances, chevron tiled splashback and matte black hardware create a worthy home hub. Divided into dual wings across the footprint, four spacious bedrooms are serviced by two upscale family bathrooms, terrazzo detail uniting each. Whether it's a dedicated parents retreat, kids wing, or teenagers retreat, it's an enviable footprint for bespoke configuration. Elevating the framework further, an extensive detached studio exemplifies multi-purpose potential. Self-contained, with brand new bathroom, kitchenette, lounge and bedroom, it's the ultimate multigenerational retreat, work-from-home suite, home business hub, dojo or yoga hub, direct driveway access door streamlining access for any of the above. An extensive outdoor entertaining deck overlooks rear yard, with crepe myrtle bordering lush lawns that showcase the full scale of the 813m² allotment. Complete with a cement-floored shed and additional powered storeroom, it's an outdoor haven equally ready for backyard cricket matches and passion projects, while abundant citrus trees uphold the home-orchard traditions of Adelaide's western suburbs. Enviably placed amongst the best of the inner west, it's easy to see why Richmond is so sought after. Walking distance to Karma and Crow for your morning brew or leisurely brunches, Yellow Matter Brew for the latest keg and a game of pool, and a short drive to Woolworths Hilton or Kurralta Central for the grocery run. Proximity to Cowandilla, Richmond and Lockleys Primary Schools, Plympton International College, and numerous private schooling choices makes the school run simple. The commute is simplified with a 10-minute drive to the city, or another 10 minutes west for the best of Adelaide's beaches. The past, present and future all look bright. More to love:

- Full 2023 refurbishment, including new plumbing and electrical
- Ducted reversible air conditioning to main house, plus split systems to main bedroom and studio
- Heritage features throughout – feature glass, polished floorboards, mouldings, high ceilings
- Triple carport with auto roller door, plus additional off-street parking
- Separate laundry with waterfall stone benchtop
- Solar powered garden lighting
- Irrigation system
- Skylight to kitchen
- Rinnai instant gas hot water service
- Built-in robes

Specifications: CT / 5723/539 Council / West Torrens Zoning / GN Built / 1950 Land / 813m² (approx) Frontage / 15.24m Council Rates / \$1608.40pa Emergency Services Levy / \$174.15pa SA Water / \$195.47pa Estimated rental assessment / \$680 - \$730 per week / Written rental assessment can be provided upon request Nearby Schools / Cowandilla P.S, Lockleys P.S, Torrensville P.S, Plympton P.S, Plympton International School 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 | 226409