

**76 Highbury Street, Prospect, SA 5082**



**Sold House**

Thursday, 7 March 2024

76 Highbury Street, Prospect, SA 5082

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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**\$1,800,000**

Impeccably located on the cusp of the coveted Medindie and Prospect sits this stunning c.1880's freestone double-storey Villa showcasing a remarkable standard of elegant living and superb functionality. Spilling with beautiful character features such as soaring ornate ceilings, polished timber floors, timeless leadlight windows and gorgeous marble fireplaces - the attention and preservation of such heritage detail is breathtaking. Beyond the flawless charm and yesteryear beauty, 76 Highbury Street delivers a family-friendly footprint that seamlessly slips into a decadent entertainer. With spacious formal living and dining options, sparkling stone-topped chef's zone overlooking the casual dining before French doors reveal a striking, raked ceiling family room and sunbathed, Tuscan courtyard beyond, indulging family and friends for mid-week dinners or vino-inspired get-togethers encourage of lavishness to your everyday lifestyle. Offering a hugely adaptable floorplan, you'll find a full library and luxe bathroom completing the ground floor, while upstairs sees three hugely spacious king-size bedrooms, opulent master featuring walk-in wardrobe and decadent ensuite, luxurious main bathroom with marbled tiling, sumptuous bath and separate shower, as well as a second floor providing another two-bedrooms with study or home office versatility. Unrivalled city-fringe positioning sees you a stone's throw to the vibrant Prospect Road teeming with popular cafés and specialty stores, as well as striking distance to North Adelaide for your fill of restaurants and boutique shopping. At just 3km to Adelaide CBD and zoning for exclusive schools, this exquisite residence combines superior elegance with faultless feature and form.

**THINGS WE LOVE-** Stunning character feature throughout, from lofty ornate ceilings, marble floor entry and fireplaces, polished timber floors and leadlight windows all combining for incredible heritage excellence- Astonishing entertaining potential with generous formal living/sitting room, superior formal dining, library (or 6th bedroom), and splendid family room featuring raked ceilings and French doors to a Tuscan-inspired courtyard

**KEY FEATURES-** Gorgeous contemporary kitchen flush with stone bench tops and island, abundant cabinetry and cupboards, dishwasher, and gleaming stainless appliances- Decadent master bedroom with marble fireplace, WIR and luxe ensuite- 2 additional king-size bedrooms both with feature marble fireplaces- Light-filled main bathroom featuring marbled stone floor-to-ceiling tiling, separate shower and relaxing bath- Second floor offering 2 more versatile bedrooms such as for a study or home office- Ground floor guest bathroom and spacious laundry- Ducted AC throughout for year-round comfort- Handy storage shed, charming pergola area and wine cellar

**LOCATION-** Walking distance to the beautifully redeveloped and vibrant Prospect Road and just 1km to the café and restaurant-filled O'Connell Street- A short stroll to Blackfriars and zoned for North Adelaide Primary as well as Adelaide Botanic High and Adelaide High School- Just 3km to Adelaide CBD for incredible city-fringe living

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.