

8 Frontignac Avenue, Wattle Park, SA 5066



Sold House

Wednesday, 17 April 2024

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Bedrooms: 5

Bathrooms: 3

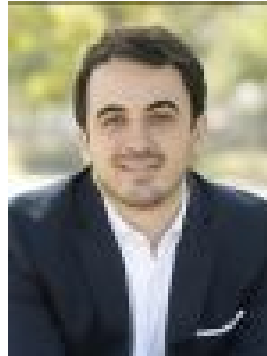
Parkings: 4

Area: 927 m2

Type: House



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\$1,405,000

The desirable blend of this majestic home's prime location and generous size, coupled with its zoning for Norwood International High School, presents a rare opportunity that must be experienced to be fully appreciated. Step into this magnificent home with wide hallways, stylish wood panelled ceiling, stained glass window and chandelier set the tone for the grandeur that awaits. The expansive ground floor of the home is full of surprises at every turn. A spacious lounge adorned with built-in cabinetry, a gas heater, and slate mantle invites relaxation. Adjacent, a formal dining room and separate meals area, alongside the first of two kitchens boasting an oversized free-standing gas cooktop and oven, ample cupboard and bench space, and two dishwashers. Continuing down the hallway you'll find the laundry with built in cabinets, the family bathroom featuring a full size bathtub and separate WC. Three of the five bedrooms grace the ground floor, one with sliding door access from the front yard, and direct access to the second kitchen, which also offers garden access. Upstairs, the unobstructed views of Adelaide greet you - along with a secondary living room, and the two remaining bedrooms, both featuring ensuites. The balcony runs the length of the home, and the upstairs bedrooms and lounge all have their own private access. The home boasts plenty of storage, under the stairs and on the upper level, plus two workshops, one located in the garage and the other at the top of the back yard, plus a garden shed. The sprawling gardens await your personal touch, boasting established fruit trees and space to create a delicious vegetable garden. An enclosed, all weather outdoor area, fitted with a split system AC provides a perfect setting for entertaining friends and family. Nestled at the foot of the Adelaide Hills, Wattle Park boasts an enviable location, with the city reachable in under 20 minutes via Kensington Road. Nearby, residents enjoy convenient access to a local IGA and bakery, as well as a variety of playgrounds and parks, including the scenic Morialta National Park and its hiking trails. Plus, the renowned Penfolds Estate and Cellar Door are just a stone's throw away, adding to the area's allure.

Key Features- 5 Bedrooms, two upstairs both feature ensuites- 2 kitchens, both featuring gas cooking and plenty of storage- 2 Living rooms, lower level features built in cabinetry- Formal dining room and separate meals area- Laundry with ample storage- Bathroom on ground level with full size bath and separate WC- Oversized balcony- Double garage with workshop, and ample off street parking- Established gardens, with enough room for personal touches- Enclosed entertaining area with split system air conditioning - Ducted AC to some ground floor rooms, and upstairs lounge

Specifications
Title: Torrens Title
Year built: c1964
Land size: 927sqm (approx)
Site dimensions: 21.33m x 43.49m (approx)
Council: City of Burnside
Council rates: \$2,043.90pa (approx)
ESL: \$150.30pa (approx)
SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629