

**80 Dinwoodie Avenue, Clarence Gardens, SA 5039**

**NOAKES  
NICKOLAS**

**Sold House**

Wednesday, 15 May 2024

80 Dinwoodie Avenue, Clarence Gardens, SA 5039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 740 m2**

**Type: House**



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**\$2,021,000**

If you're looking for a completed contemporary home that requires no finger lifted on your part, this striking C.1920 Torrens titled bungalow offers luxurious modern living with the bonus integrity of original bones in Clarence Gardens. Extended in 2023 to include a new open plan living space and outdoor living, a beautifully designed 742m<sup>2</sup> allotment maximises the space to provide value at every turn, from the rear fire pit area to the powered shed and wraparound deck. Presenting with significant updates that complement the original double brick home, enjoy the luxury of new features including a true main bedroom suite, a huge main bathroom, open plan living, a wine room, dedicated study, walk-in pantry, and even an outdoor kitchen. A commanding wide frontage overlooks the street, with a classic bungalow facade that has been rejuvenated in fresh white to match the secure picket style front fence. Make the most of a protected porch that claims a northerly orientation, encouraging morning cuppas and afternoon aperitifs alike. Enter the home's central hall between original pine floors and 3m ceilings to find a gorgeous formal lounge to your left, enhanced by a chic bagged brick fireplace and sheer curtains. Three beautiful double bedrooms are at your disposal, with wall-to-wall built-in robes for the second, a feature fireplace for the third, and a walk-in robe and luxe ensuite to the main bedroom, complete with a stylish feature tile, and a walk-in double rain shower with curved shower screens. The kids will love the main bathroom. Boasting an illuminating skylight, more of that feature wall tile, feature cladding, a huge freestanding bath, walk-in shower, separate toilet and a stylish wall-hung vanity, you'll be running bubble baths in no time. Emerge in the open plan living and take a moment to absorb the level of luxury that's set to become your everyday. Enjoy 3.6m ceilings and cool polished concrete floors, lofty windows, strategic lighting choices, and impressive sliding doors that frame the rear. You'll love the linear wall detailing and floating fireplace that define the lounge, creating a cosy focal point for the seasons ahead. Look forward to hosting dinners and selecting a bottle from your feature wine room, with glass doors that put your best bottles on show. Home cooks will love the simple details of the gourmet kitchen, styled in classic white and warmed with pale timber tones. Enjoy the Caesarstone island bar and benchtops, a gas cooktop, dual ovens and a large walk-in pantry. Outdoor living achieves the all-Aussie dream here, with a fabulous deck running the width of the home and including a brand new outdoor kitchen with drinks fridges, sink and a built-in BBQ. Picture yourself settled in for the afternoon on your outdoor lounge with friends while kids and pets play on the lawn, or roast marshmallows on the fire pit, wrapped in bench seating to complement the home's facade. It's really all been taken care of here on Dinwoodie. Become a regular at local haunts Our Boy Roy, Crumpet and The Little Fig, complete your everyday shopping with ease at Woolworths and Big W Cumberland Park, and enjoy easy access to Goodwood Road and Hyde Park shopping/cafe precincts. For a base that exceeds expectations and levels up your lifestyle with a sparkling home and winning location, this may just be the one in Clarence Gardens. Features to love:- Reverse cycle ducted A/C throughout plus ceiling fans to bedrooms, first living room and outdoor living plus floating feature fireplace- Dual driveways both with secure electric gates, carport and plenty of further off-street parking- Powered shed- Sensor lights to driveway- Gas hot water system- Irrigated front and rear landscaping- Zoned to Edwardstown Primary and Unley High, close to Cabra College and Goodwood Primary and across the road from Clarence Gardens Kindergarten- Moments to buses along Winston Avenue, a three minute drive to Emerson train stop and four minutes to the nearest tram stop- Just 6.3km to Glenelg Beach, 4km to Adelaide Airport and under 4km to the Adelaide CBD Land Size: 740sqm Frontage: 16.3m Year Built: 1920 Title: Torrens Council: City of Mitcham Council Rates: \$2100.55 PASA Water: \$220 PQES Levy: \$193.60 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.