

86 Fourth Avenue, Joslin, SA 5070

HARRIS

House For Sale

Tuesday, 28 November 2023

86 Fourth Avenue, Joslin, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1095 m2

Type: House



Georgie Todd
0420492936



Todd Penrose
0406760537

Contact Agent

Auction | 12pm Saturday 16th December (unless sold prior) Celebrating C1910 origins while expertly upscaled for contemporary ease, 86 Fourth Avenue unites the old with the new and surrounds it with enviable outdoor vistas to craft a haven more than worthy of its prime Joslin address. A striking sandstone frontage radiates street appeal, expertly offset with tiled return veranda and magnificent manicured gardens for a breathtaking first impression more than worthy of its leafy locale. Intricate lead lighting, coloured glass, soaring ceilings and federation detailing carry soul across a floorplan defined by connected living, with contemporary down and pendant lighting casting new light throughout. A vast central living room is centred by stone-topped mantle, while an additional front lounge area showcases exceptional corner positioning, providing true multi-purpose potential for a dedicated home office suite, fourth bedroom, or simply more space to spread out and soak up the serenity. Three spacious bedrooms are spread across the footprint for maximum privacy, each boasting ornate fireplace, timber floors and built-in robes. All are serviced by a chic family bathroom, combining corrugated iron ceiling with contrasting terrazzo and subway tiling, delivering a character-laden space more than ready for rush hour. Promising to elevate even the most basic of cook ups, a striking contemporary kitchen combines stainless steel benchtops, fluted glass cabinetry and ultra-wide Ilve gas cook top and double oven for an intuitive home hub. Placement overlooking panoramic dining with French doors to deck ensures smooth meal service and effortless entertaining, integrating all zones for streamlined flow. A covered deck is set to host summer sips poised overlooking the expansive rear yard, while an additional paved area and firepit are canopied by treetops and festoon lighting for your choice of venue for alfresco entertaining. Master-planned gardens envelope the allotment with a blissful retreat, layering lofty trees, verdant garden beds, fruit-laden citrus and lush lawns with slate and brick paving to form a botanical wonderland. A veggie patch is on hand for the full farm-to-table experience at home, while gated rear lane access and vine-wrapped garage amplify scope for the home tinkerer or storage of boats, caravans and weekend vehicles. Joslin Reserve is a natural extension of your front yard, on hand for the littlest and furriest family members to burn off energy or to improve your serve on the tennis court, while Linear Parkway is a short hop away for weekends spent exploring by foot or bike in either direction. Numerous amenities in close reach, with Walkerville and Marden Shopping Centres both nearby. Only a 10-minute drive to the CBD, with Adelaide's finest public and private schooling in a close radius for a streamlined commute and school run. It's the good life, guaranteed. More to love:

- Double garage with architectural design and loft storage
- Additional off-street parking behind electric gate
- Ducted reverse cycle air-conditioning upgraded 2023
- Electric front gate and iPhone video intercom system
- Separate laundry/mudroom with exterior access
- NBN Ready
- Irrigation system
- LED Downlighting and feature pendants
- Instant gas hot water service
- Luxe carpets and timber floors
- Ceiling fans
- Under-deck bike storage
- Cellar

Specifications: CT / 5215/685, 6159/46 Council / Norwood Payneham & St Peters Zoning / EN Built / 1910 Land / 1095m² Frontage / 22.86m Council Rates / \$3,186.62pa ESL Levy / \$303.25pa SA Water / \$331.31pw Estimated rental assessment: \$850 - \$900 p/w (Written rental assessment can be provided upon request) Nearby Schools / East Adelaide School, Marryatville H.S. 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