

9 Bond Road, Belair, SA 5052

House For Sale

Friday, 19 January 2024



9 Bond Road, Belair, SA 5052

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1390 m2

Type: House



Stephen Ring
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\$1,180,000 - \$1,290,000

SET TO SELL On Wednesday 14th February @12pm (unless sold beforehand)\$1,180,000 - \$1,290,000 9 Bond Road Belair presents a 'Once in a Lifetime Opportunity' to purchase an Architect-inspired home built in 1968 - a classic mid-century contemporary that has been loved and lived in by one family to this day. And an adjoining parcel of land - 11 Bond Road, a separate Title with 2147sqm of rare earth, nestled into the environment with views as far as you can see! Both properties are being offered to the marketplace separately, but also invite an incredibly unique and special opportunity to secure together in one transaction. Bond Road is position perfect - it is quite possibly the best spot in all of Belair and the Mitcham foothills. At the end of your day, think of an easy 20-minute drive from Adelaide and you are home to a secluded and peaceful setting, a naturally beautiful landscape where you can be at one with the environment and live with views to the lights and sea. It is truly where that country feeling meets city convenience - equidistant in every direction; city, hills, vales and our amazing coastline, it's all so connected! Oh' what a place to Live. And as they say, 'they don't build homes like this anymore'. 9 Bond Road was Architect designed and built to the land with superior construction methods over two levels - it is all solid brick on concrete slab foundations. In the mid-1970s an extension was completed to complement the original home with a superb multi-purpose room, and then more recently through 2017-2021, with the assistance of another Architect - the home was extensively improved with double-glazed windows throughout, a new roof, kitchen and bathroom, and fixtures & fittings. From the street, driveway access is simple to a freestanding double-carport. Gentle steps then wander down to an atrium style entry and a real sense of anticipation for the home inside. If you love and appreciate well-made mid-century dwellings, then this one-of-a-kind home epitomizes the era in its own perfect way. Inside, you can feel the safe haven it is and the timeless quality that comes with this style of building. There is a certain character and warmth all-of-its-own, it has a beautiful connection to the environment, while the practical and spacious layout will appeal to families and couples. That timeless quality comes from the exquisite use of natural raw materials. From exposed brick walls to the use of fine timbers and bespoke joinery throughout, stunning tones to the slate flooring are an exhibit in themselves, while the raked Stramit ceilings have acoustic and insulation properties - they look so good in this home. Altogether and with double-glazed windows, imagine the feeling of warmth come winter-time. It is definitely a home for all the seasons! The open plan main living area is spacious and combines beautifully with the kitchen - lounging around the TV and music is so comfortable, and family dining will easily accommodate an eight-seat table. Built-in cabinetry and display shelving are a fitting complement, and the view out to the balcony deck and nature is all calm. High raked ceilings are a feature, there is great wall-space to display art, while custom lighting - on or off, brings a bespoke ambience. The kitchen was replaced a few years ago with the assistance of an Architect - and while open-plan, the good design makes it feels separate when you need it to be. Solid timber mosaic parquet flooring goes hand-in-hand with custom timber cabinetry, original handles were reconditioned - a simple detail that looks great and gives it that contemporary edge, while carefully selected marble stone tops are a touch of class! Hidden ergonomic features are practical, it has excellent storage and display shelves, there is a concealed dishwasher, and quality Siemens appliances include an induction stovetop and pyrolytic oven. Oh' and the view from the wet-area is forever! The separate family-living-games room is a fabulous retreat! It was created in perfect sync with the original home and enjoys a seamless connection with the outdoors through full length windows where pathways of quarried stone and dry-stone stack walls frame native vegetation to create the feeling of being in the 'high county'. Once again, high raked acoustic ceilings, double glazed windows and built-in cabinetry combine to create a very special multi-purpose room. The complementing terraced entertaining area is so private and complete with an automated retractable awning and a wall-mounted barbeque. The reverse-two storey nature of this home means the main living areas are at street level including the main bedroom and adjacent study-den. The main bedroom has a wall of built-in storage and a matching framed bed-head with side cabinets - it is a peaceful retreat with views to the trees and night lights, and the separate bathroom opposite serves as a private ensuite. This bathroom has also been renovated in keeping with the contemporary style of the home including a bespoke copper top to the vanity. The stairwell is a structural highlight in itself - an exemplar in masonry and intelligently conceals the ducted air-conditioning, there is a highlight window, pendant lighting and introduces downstairs which is like a separate apartment. It is quiet and provides a practical disconnect to the main home upstairs - there are three bedrooms, a bathroom, a huge laundry-utility room, and excellent cellaring and storage areas under the home. Two bedrooms have been opened up with a sliding wall and introduces different uses for you to decide. The children or teenagers will love it down here, or for couples - it is ideal for guest stays and as a studio space. The

1390sqm of land is a nature-lovers paradise where the natural landscape is the garden. An environmental Architect terraced a section with handcrafted dry-stone walling and a meandering water-fall to a pond - a real labour of love, and with a little more inspiration, this part of the great outdoors could be its own thriving little eco-system. The land is like it always has been - enjoy it as it is and may it change with the seasons, or if you have your own ideas, there is abundant potential! Extras outside - it easy to walk around the perimeter of the home, there is even more storage, irrigation is supplied by rainwater, the whole property is on mains water, there are roof mounted sprinklers and a fire-pump, and there are 36 solar panels on the roof with a 9.5kW battery store. What a package this is! An amazingly unique home to live in, huge views, peace and quiet, and where the position is simply one of the best. Imagine Living Here.