

9 Gloucester Street, Prospect, SA 5082

House For Sale

Wednesday, 17 January 2024

Boffo

9 Gloucester Street, Prospect, SA 5082

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 807 m2

Type: House



Graeme Brown
0882697711



Gavin Apacible
0447888177

Auction

Auction Location: On Site

Boffo Real Estate is thrilled to present this truly extravagant residence, ideally situated in an area synonymous with rich history and luxurious lifestyles - a hallmark of one of Adelaide's most exclusive suburbs. This premium-built, two-level residence features five bedrooms, three bathrooms, a home office, and multiple living spaces, adorned with a plethora of bespoke features, making it nothing short of a true Prospect gem. As you approach, a sophisticated facade and topiary hedging pave the way to a grand formal entrance, setting the stage for the expansive layout that unfolds before you. The gracious ambiance is highlighted by a truly impressive open-plan kitchen and meals area, formal lounge, and dining room illuminated with LED downlights and high-coffered ceilings. The timeless kitchen exudes charming character, boasting granite benchtops and ample storage to impress even the most discerning home chef. From the kitchen you can step out to the outdoor oasis. The masterpiece of this outdoor haven is the sparkling swimming pool and outdoor kitchen with a wood-oven, creating a picturesque setting for long and lazy lunches. Upstairs, the lavish master suite comprises two built-in robes and a large ensuite. Comfort and convenience are paramount in the four guest bedrooms, one conveniently located downstairs, all appointed with built-in robes and easy access to a bathroom. Additional features include plush carpets, the comfort of ducted air-conditioning, and a double garage with sealed flooring and a driveway to accommodate cars with ease. The epitome of luxury living, this exceptional residence will exceed every buyer's expectation of spacious style, plush comfort, and location convenience.

Upper level comprising:-
Well-appointed master bedroom with ceiling fan, two built-in robes and a large ensuite offering dual basins- Bedrooms two, three and four all offering built-in robes and ceiling fans - Generous main bathroom with corner bath with shower head and dual basins Lower level comprising:- Spacious guest bedroom with ceiling fan and built-in robe - Home office or use this room to suit your own needs- Grand formal lounge room with recessed ceiling - Formal dining room - Charming kitchen with an abundance of timber cupboards, walk-in pantry, dishwasher, gas cooktop, sweeping bench tops and breakfast bar - Meals area adjacent to the kitchen - Family/rumpus room with storage room- Large separate laundry with built-in joinery, external access and separate toilet - Main bathroom with shower and dual basins- Understairs storage - Large undercover outdoor entertaining area with in-built BBQ and wood oven offering the ideal spot for entertaining - Generous sparkling in-ground swimming pool located under the pitched roof verandah with ceiling fans - Pool room - Large manicured back yard - Store house- Double garage with automatic panel doors, internal access and external access through additional roller door

Additional features: - Ducted reverse cycle air-conditioning throughout - Ducted vacuum system on both levels - Alarm system Within easy walking distance to all of the shopping and entertainment options that Prospect Road has to offer. Conveniently close to North Park Shopping Complex, Sefton Plaza and ample public transport options. Located close to a variety of quality schools such as Blackfriars Primary School, Prospect Primary and Nailsworth Primary and zoned for the Adelaide High School and Adelaide Botanic High School. All of this and only 3kms (approximately) to vibrant North Adelaide and 6kms (approximately) to the CBD.

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 313174