

9 The Crescent, Marryatville, SA 5068

NOAKES
NICKOLAS

House For Sale

Wednesday, 27 March 2024

9 The Crescent, Marryatville, SA 5068

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 833 m2

Type: House



Callan Eames
0431471470



Zac Watts
0448217726

Best Offers By 15/4 (USP)

Best Offers By Monday 15th of April at 1pm (Unless Sold Prior). Set within a private cul-de-sac that immerses itself in the surrounding vista of River red gums and neighbouring Second Creek, you're promised a calming perspective from every viewpoint of this versatile four-bedroom family home. Custom designed c1968 by renowned architect Stefan Pikusa – and former Dean of Architecture at Adelaide Uni – for his very own family, the home personifies modernist principles of the beloved era, particularly showcasing an abundance of light through north-facing living zones and floor-to-ceiling windows to both connect and incorporate the surrounding natural environment. Complimented by a minimalistic approach to the architecture and construction, the property has been remodelled and extended over the years, first to accommodate the growing Pikusa family – and now ready for the next chapter of retro lovers and design enthusiasts, as well as those seeking a spacious home base with proximity to high-calibre schooling. A design movement having seen a resurgence in current times, the home makes a stylish statement from the first glance of the reappointed façade, right through to the end of a floorplan that spans over 172sqm and multiple living zones. Both the master bedroom with ensuite and three rear bedrooms plus study are offered flexible living domains to claim as their own – perfect to form an independent wing for the younger generation. Beautiful venetian glass light fittings blown in Murano, Italy adorn the main bedroom and lounge room area. Drawing everyone together with its central layout and curved breakfast bar, the kitchen is well-equipped to cater weeknight meals and milestone celebrations with its gas/induction combo cooktop, Bosch electric oven, dishwasher and granite benchtops. French doors lead out to abundant yet easy to up-keep native gardens, completing the remainder of the extensive 833sqm allotment with a beautiful spread of established gardens to create a private oasis within your very own slice of the coveted inner-east. Take your choice of multiple designated outdoor zones, encouraging you to devote a thoughtful moment accompanied by birdsong whilst you sip your morning coffee, spend memorable late nights with friends around the woodfire pizza oven and relax with your drink of choice on the wrap-around verandah. More than keeping up with modern times, the north-facing aspect, double brick construction, extended eaves and solar system ensure the footprint is as energy efficient as it is aesthetically admirable. An in-demand suburb for very good reason, you're placed within multiple prospects of public transport, shopping amenities and high-calibre education, along with the greenspace of Tusmore Park and Hazelwood Park – promising to keep kids, pets and adults entertained and active year-round. Even more to love: - Undercover carport - Built-in robes to all four bedrooms - Floor-to-ceiling tiled bathrooms - Ample storage throughout - 2.2kW solar system with great feed-in tariff - R/C split system air conditioning - Coonara combustion fire to lounge - Australian Oak feature panelling - Alarm system - Dual garden sheds with extra verandah - 5-minute drive/30-minute walk to the CBD - 350m to cafes, restaurants & bus stops of Kensington Road - Local nature walks including Chambers & Waterfall Gully - Zoned & walking distance to Marryatville Primary & High - Proximity to Loreto, Pembroke, St. Joseph's, Saint Ignatius' College & more

Land Size: 833sqm
Year Built: 1968
Title: Torrens
Council: City of Norwood Payneham & St Peters
Council Rates: \$2996
PASA Water: \$155
PQES Levy: \$288
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.