

90 Hill Street, North Adelaide, SA 5006

HARRIS

House For Sale

Wednesday, 27 December 2023

90 Hill Street, North Adelaide, SA 5006

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 414 m2

Type: House



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Contact Agent

Contact agent to inspect by appointment West of Wellington Square and just shy of the golf course is where turn-of-last-century grandeur lives. It's also home to a stone-clad c1900 villa, transformed to its contemporary best and befitting its elite city edge. The luminous 2021 remodel is the custom-built mastery of 3MT Solutions – a 3-bedroom, 2-bathroom evolution scaled for the family that's private, secure, easy to love, and very hard to let go...European oak chevron floors elevate the home's fresh look as already lofty 3.2m ceilings soar to greet double-glazed garden-viewing panes under the spell of the living zone's approximate 4m ceiling peak. Black steel-framed glass is the star – first for the beaming morning sun its architectural scale creates, and for how it contours the hall arch to bring a stylish shut-off to the leading bedrooms. Made for daily life and entertaining, the luxe kitchen weaves around a Dekton-swathed island, integrated Miele dishwasher, Falcon 6-burner pyrolytic gas stove, round-edged fireclay Shaw's sink, and appliance hub with clever fold-away doors a sidestep from the storage-gifted laundry with tall wine fridge provisions. Travertine paving divides the patio from the irrigated grounds, a few smart strides from the glazed and secure rear garage – transparency key to its design. Between the bedrooms, a preserved stained glass door opens to the main bathroom for Dekton vanity tops, fish scale tiling, an open plan shower, and LED-lit mirror; more of the same honours the lavish parent's ensuite. And whether you flip a bedroom for extra living or a home office, for the executive or medico, you're winning; for families, there are endless benefits to this lifestyle-rich locale: Zoning for North Adelaide Primary, Adelaide and Adelaide Botanic High Schools, a stroll to St. Dominic's Priory, the all-new Aquatic Centre in progress, brunch dates at The Flying Fig, Foodland on a whim, even a playground for the kids in the friendliest of neighbourhoods... This secret surprise on esteemed Hill Street has it all. - A full & spectacular renovation by 3MT Solutions- Shared rear lane access to secure garage- Durable Dekton kitchen & bathroom benchtops- Sublime black steel feature interior & exterior doors (rear double glazed)- 4m open plan living ceiling peak- Decorative fireplaces to all bedrooms – master with ensuite & WIR- Magnetite glazing to bedroom windows- Substantial 8.8kW of solar - Provisions for EV charging- Hot water temperature control- Irrigated & private rear gardens And much more... Specifications: CT / 6242/103 Council / Adelaide Zoning / CLBuilt / 1900 Land / 414m² Frontage / 9.68m Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Sturt Street Community School, Adelaide Botanic H.S, Adelaide 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