

98 Watson Avenue, Toorak Gardens, SA 5065



House For Sale

Thursday, 9 May 2024

98 Watson Avenue, Toorak Gardens, SA 5065

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1379 m2

Type: House



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EOI CLOSING TUESDAY 4TH JUNE AT 2:00PM (USP)

WILLIAMS LUXURY are delighted to be showcasing "THE WATSON" located at 98 Watson Avenue in exclusive Toorak Gardens. Nestled in the quiet affluent prestige of Watson Avenue, where you are surrounded by other prominent private residences and with excellent proximity to elite schools and shopping destinations. This is an exciting new release to the South Australian luxury market and is sure to impress the affluent eastern suburbs buyers of all generations and lifestyles due to the home's outstanding integrity, grandeur, standout sophistication & lifestyle options. This is the absolute showstopper that you have been waiting for, a masterclass of construction in C.1990, yet echoing the grandeur of eras long celebrated, stands this illustrious two-storey residence on an expansive 1379sqm approx. of verdant land. Imposing in stature and breathtaking in its architectural beauty, this private residence is a quintessential homage to elite Eastern suburb affluence, wrapped in the nostalgia of luxurious living. On arrival this established residence exhibits breathtaking street appeal, with standout features at every turn and is what you would expect to see on the front page of an exclusive Designer House magazine! Prepare to be impressed by the bold & very beautiful bluestone façade offering understated elegance that has been defined in this awe-inspiring two storey residence. Built to brilliant exacting standards and personifying sophisticated eastern suburbs living, perfectly positioned on a leafy & quiet street with the convenience of being within walking distance to popular Dulwich Village, the new & very exciting Burnside Village and the Parade Norwood.... The architecturally designed expansive floorplan awaits with a testament to the timeless elegance, meticulously preserve and pervading on every turn. Comprising lifestyle & living over two luxurious levels, with a versatile blueprint of approximately 505sqm of grand sophisticated living and glorious light filled living environments like no other. Explore the statement hallway entrance and experience the grandeur, comprising both formal and informal living spaces, grand formal lounge/living room with a marble fireplace, theatre room/office/study, excellent family accommodation with up to six bedrooms, entertainer-inspired kitchen with SMEG appliances and adjacent living & dining area, guest bedroom suite on the ground level which is a deluxe sanctuary of light and luxury with its stunning bay window and private access to the generously appointed bathroom. Ascend to the upper storey, and the residence unfolds in an exhibition of sophisticated living spaces – up to six bedrooms (or five and a study/office or lounge option) await, each a haven of tranquillity. The master bedroom suite, with spa ensuite, bay windows, and his and hers walk-in wardrobes, is a realm unto itself, offering vistas to the stately front garden. The main luxe bathroom on this level celebrates old-world charm with checkerboard tiled flooring, free-standing bathtub, and a statement vanity, while the upstairs bedroom/study opens to the rear terrace balcony through French doors, inviting the ultimate viewpoint for prospective competitions on the lawn tennis court below. The ground-level home office could accommodate either a theatre room or an additional living space, opens via French doors to the rear gardens of epic proportions. Here, lies the pièce de résistance, a private lawn tennis court, promising endless hours of recreation amidst a setting that inspires grandiloquent garden parties and serene afternoons beneath the whisper of the summer sun. It is here the sheer size of this exquisite property, and its discreet decadence, becomes truly apparent. Undoubtedly one of Adelaide's most coveted suburbs, presents an exclusive residence that bestows a lifestyle of unparalleled luxury. Proudly positioned amongst the finest offerings in Eastern-suburb living, here, life transcends the ordinary, boasting a gateway to an admirable lifestyle that is as sumptuous and frivolous as it is infinitely comfortable... **HIGHLIGHTS** Excellent blueprint with 505sqm approximately of build Solid double brick construction and statement bluestone façade Architectural design integrity designed by Tom Vartsokas Expansive 1379sqm approx. allotment New statement pendant lights Soaring ceiling heights – 3.2M approx Grand archways and entranceways Lavish timber flooring throughout Victorian tiled bathrooms Front and rear terrace balconies located on the upper level **BLUEPRINT** Two luxurious levels Informal and formal living spaces Entertainer's kitchen with SMEG appliances Open plan living/dining Excellent family accommodation with 4 to 6 bedrooms Two grand master bedroom suites – downstairs and upstairs Lower ground home office versatile as a home theatre, additional living or dining space or seventh bedroom with direct access to the back gardens **LIFESTYLE** North/South lawn tennis court Entertainer's terrace with space for further extension (STPC) North facing sun drenched front verandah terraces Rinnai hot water system Internal access directly from the garage into the living/kitchen Zoned ducted R/C air conditioning controlled via phone app Monitored security alarm system via phone app Exquisite solid bluestone fence with large double gates Cast aluminium Victorian fencing Solid blue stone driveway pavings Expansive parklike established gardens, beautifully landscaped **PRESTIGIOUS TOORAK GARDENS** – Undoubtedly one of South Australia's most popular & highly exclusive suburbs that is within close proximity to the vibrant Burnside Village, Parade at Norwood with all its

excellent cafes, restaurants and shops, Dulwich Village, One Rundle Trading Company, IGA, Yoga Studios, a selection of prestigious schools including: Loreto College, Pembroke College, St Ignatius, Price Alfred College and and St Peter's Girls. Zoned for Rose Park Primary School and Marryatville High School.