

# 1 Rugby Street, College Park, SA 5069

## House For Sale

Thursday, 11 July 2024

1 Rugby Street, College Park, SA 5069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact Agent

Best offers by Monday July 29th at 10am (unless sold prior) Offered to the market for the first time in almost 40 years, this is a once in a generation opportunity to secure a gracious villa of outstanding character embraced by enchanting grounds. Situated in one of Adelaide's most prestigious and tightly held suburbs, it boasts an unrivalled dress circle position opposite the sweeping grounds of St. Peters College. Beautifully restored and extended, the versatile interior provides a stunning base for family life filled with warmth, comfort and room to share with friends.

**HISTORY AND DESIGN** Dating from around 1904, "Chelmsford" was built on the original landholding of the Deputy Registrar of Land Titles, William Bacon Carter (1820-1897) by his widow Annie, and named after his place of birth in Chelmsford, Essex. The house is a superb example of turn of the century architecture, combining design elements of both the Art Nouveau and emerging Arts and Crafts movements. Embraced by an expansive return veranda supported by decorative timber posts, the brick façade is embellished with leadlight windows, battened gables and rough cast render. Inside, heritage and modern design converge. The original footprint, that includes high ceilings, timber fretwork, decorative roses and mantles was reimaged and extended in 2019 by the renowned team at Outset Design, adding contemporary light filled spaces perfect for modern family living.

**FORMAL LIVING** This highly versatile reception room is not only an elegant place to welcome guests but can be enjoyed as a parent's retreat or study. Adorned with leadlight panelled French doors, library shelving, and a mantelpiece, this elegant room is warmed by an instant gas fire and bathed in light from a stunning north facing bay window with curved leadlight and timber fretwork.

**MASTER SUITE & FAMILY ACCOMMODATION** With French doors opening onto the veranda, the sumptuous master retreat incorporates a designer ensuite with indulgent underfloor heating and a walk-in dressing room. A second bedroom also with French doors to the veranda could make a spacious home office. Two further bedrooms form their own private wing. Sharing a family bathroom and separate powder room, each has been cleverly designed to capture light and captivating garden views.

**OPEN PLAN LIVING** From the passage, one enters expansive informal living. Bound by a bank of full height windows, and grounded by large format tiles, this zoned space is a place to entertain, relax, and enjoy with friends and family. Living centres around an instant gas fire; casual dining steps through sliders to magnificent outdoor living; and the huge kitchen zone boasts a wrap-around engineered stone bench, wrap-around windows, integrated European appliances and a walk-in pantry. A wine room has capacity for refrigeration and provides additional storage and preparation space.

**GROUNDS & POOL** Skilfully designed by the incomparable Greenwell Landscapes, the glorious, landscaped grounds form a peaceful haven and wonderful place to entertain friends. Steppers and wide paths guide one around the garden past manicured hedging, topiary trees, groups of balls and lush lawns. An enchanting alfresco dining area, with sandstone walls on which to perch, takes full advantage of its idyllic surrounds. Nestled behind a cluster of spectacular box balls, the irregular shaped heated pool provides a Mediterranean vibe, backed by sandstone walling that showcases a row of sculptured olive trees, and adjacent potted lemons.

**ARCHITECTURAL NOTES** • Built c.1904 • Stunning Art Nouveau & Arts and Crafts architectural elements • Decorative leadlight & timberwork • Original ceiling roses & mantelpieces • Renovation & extension by Outset Design completed 2019

**TECHNOLOGY** • 5.5 kW solar panels • Speakers inside & out • Amplifier and VAF Speaker system inside and out

**COMFORT** • Ducted R/C air conditioning • Bathrooms with heated floors & towel rails • Instant gas fires • Ceiling fans • Skylights • External remote-controlled electric blind

**APPLIANCES** • Bosch Dishwasher • Smeg oven & induction cooktop • Franke sinks • Plumbed outdoors for gas BBQ

**POOL** • Solar heated • Tiled • Glass fence • Saltwater • Equipment shed

**GARDEN** • Landscape design by Greenwell Landscapes • Automated irrigation • Garden lighting • Vegie garden • Concealed utility area

**SECURITY** • Remote gate entry • Pedestrian gate intercom • Monitored alarm • Garage with remote & keypad entry

**STORAGE** • Extensive built-in storage • Attic ladder to expansive loft storage • Wine room with room for fridges • Workshop

**PARKING** • Remote entry double garage • Additional driveway parking • Remote entry gate

**SCHOOLS** • Adjacent St Peters College. • Minutes to PAC, Wilderness & St Andrews • Coveted zoning to Adelaide Botanic, Adelaide High School, East Adelaide & Walkerville Primary

**LOCATION** • Adjacent St Peters College Trinity Street entrance • Less than 4 km to Victoria Square • Walk to Botanical Gardens, Linear Park, Universities • The Avenues, Walkerville Tce, Payneham Rd shopping • St Peters bakeries, cafes & pubs