

**107 Grant Avenue, Toorak Gardens, SA 5065**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 27 March 2024

107 Grant Avenue, Toorak Gardens, SA 5065

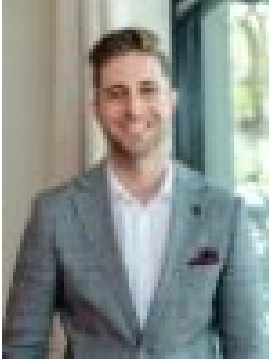
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 786 m2**

**Type: House**



Callan Eames  
0431471470



Sophie Fry  
0429524246

## Best Offers By 15/4 (USP)

Best Offers By Monday 15th of April at 1pm (Unless Sold Prior). Set within a flourishing tree-lined street and perched upon the edge of the thriving city fringe, this beautiful c1926 Bungalow honours the best of its notable heritage whilst looking ahead to its bright and bountiful future. Originally constructed as a quality cottage for the Greenskeeper of the neighbouring bowls club, the 778sqm parcel has been skilfully cultivated from front to back – from the rare Bulgarian rose bush to the prolific Lisbon lemon tree, heritage Somerton couch lawn and mighty birds of paradise – all as mature and established as the home itself. Bluestone paving leads from the pristine street frontage down an elongated driveway and curves around the idyllic pink crepe Myrtle-framed façade, leading to an elegant entry that connects three spacious bedrooms under high ceilings. Sheer curtains and easy-care floating floors bring a soft warmth to both flexible living areas that form the centre of the home, both adjoining a masterfully remodelled Turner & Sons kitchen – timeless and neutral in aesthetic whilst offering quality gas cooktop, wall oven, built-in microwave, dishwasher and stone benchtops. Capably serviced by a modern main bathroom, you'll love getting ready for the day surrounded by brush brass fittings and backlit circular mirror, as well as winding down for the day within the claw-footed bathtub. Sun-loving picture windows feature from floor-to-ceiling, inviting in the sublime north-facing sun that basks upon the secret gardens – adding an extra dose of privacy and multiple destinations to sit and enjoy the dozens of camellias, roses and seaside daisies when in wondrous full bloom. Savour your morning coffee from Commissary or evening glass of wine pulled straight from the cellar under the vine-covered pergola or from around the goldfish pond – it's easy to forget how conveniently close you are to the city from this serene sanctuary. Already restored to contend with contemporary style and comfort, there is ample scope for further extension (subject to council approval) and architecturally designed Atelier Bond plans already drawn-up for inspiration. There's hardly any reason to venture out past your inner-city radius when you have Victoria Park Social Club, Norwood Parade and Burnside Village all within a walkable radius. When it comes to schooling, some of the best education establishments in Adelaide are on close call – including Pembroke, St. Peter's, PAC, Loreto College and zoning for both Rose Park Primary & Marryatville High. Quietly placed in a premier pocket yet moments to all the city-fringe perks, immerse yourself with the best of both worlds from Toorak Gardens. Even more to love:- Secure carport behind roller door with direct internal access- Further off-street parking in driveway- Built-in robe to one bedroom- Concealed Euro-style laundry- S-fold sheer curtains & blinds throughout- Restored copper door handles & replaced light fittings- R/C ducted & split system air conditioning- Gas heater to lounge- Fully irrigated gardens- Outdoor feature lighting to entertaining area & pond- Large, hidden garden shed- Bus stop practically on your doorstep- 10-minute walk to both Norwood & Burnside Village- 20-minute walk through Victoria Park to the CBD- Moments to Burnside Hospital & Frewville Foodland

Land Size: 786sqm  
Year Built: 1926  
Title: Torrens  
Council: City of Burnside  
Council Rates: \$2554.90  
PASA Water: \$304.45  
PQES Levy: \$276.80  
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.