

12 Wanbrow Avenue, Wattle Park, SA 5066

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 10 July 2024

12 Wanbrow Avenue, Wattle Park, SA 5066

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 940 m2

Type: House



Derek Lee
0488465360



Kallan Bowshire
0475859510

Auction 26/7 (USP)

Auction on Friday 26th July at 6pm (Unless Sold Prior). Constructed c1957 with architectural integrity and family in mind, designed by Adelaide architect Laurie Brownwell, this one-of-a-kind residence creates a hidden hideaway immersed in the endless cosmopolitan perks of inner-eastern suburbia. Forging a home base that promotes secluded serenity but allowing you to conveniently pop down the road to the shopping, dining and entertainment establishments of Norwood Parade or Burnside Village – this property expertly fuses the best of both worlds like no other, creating an enviable family environment. Featuring a string of original elements from the forever popular modernist era but with significant updates throughout to offer a convenient and contemporary twist, yet maintaining its original design, this environmentally conscious design was way ahead of its time. Split levels form the ultimate footprint for family functionality, separating an open plan hub and home office from the quiet slumber wing combining up to four bedrooms with adjoining lounge. Always promoting natural light through north-facing picture windows, the relaxed living quarters allow you to adorn the in-built bookshelves with your most beloved collection of paperbacks, overlooked by a kitchen updated to boast stainless-steel freestanding oven and dishwasher. The large master bestows dual sets of built-in robes, whilst bedroom two could easily be divided to offer four in total – or leave as is for kids that love to bunk together. Sunny gardens are blooming with an eclectic collection of vegetable gardens, native plants and local wildlife, whilst the stone path leads through multiple nooks to a rustic hand-built oven promising to produce the best margherita pizza your guests have ever tasted. You'll never be at a loss on how to spend your downtime when your boundary practically extends to the endless green space of Ferguson Conservation Park and numerous local walking trails, drawing a peaceful parallel between the locations 6km city proximity. An incredible original ode to modernist architecture with a welcome Wattle Park twist. Even more to love:- Torrens-titled 940sqm allotment with wide 20.12m frontage- Double carport- Three-way bathroom with separate toilet & bath- Hardwood timber floors & feature wall panelling- Ducted & split system R/C air conditioning- Irrigated front & rear gardens- Outdoor pizza oven & large garden shed- 300m to Kensington Road bus stop- Zoned for Burnside Primary & Norwood International High School- Walking distance to Wattle Park IGA, St. Peter's Girls, Taylor Blend café & Ferguson Conservation Park- Moments to Loreto College, Pembroke, Norwood Parade & Burnside Village

Land Size: 940sqm
Title: Torrens Title
Council: City of Burnside
Council Rates: \$1958
PASA Water: \$296
PQES Levy: \$224
PADisclaimer: 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.