

1229 Lower North East Road, Hope Valley, SA, 5090 **TURNER.**

## House For Sale

Tuesday, 24 September 2024

1229 Lower North East Road, Hope Valley, SA, 5090

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Welcome to Rose Cottage Where Old World meets Today

Auction Saturday 5th of October at 2pm - Unless Sold Prior.

Introducing a Cherished, Traditional, Urban Sanctuary built in 1910 on a superior sized parcel of 995 sqm (approx.) offering a rich past with a rewarding future!

1229 Lower North East Road was one of the first homes built in the area which makes it a very unique and rare piece of Real Estate. It has witnessed over a century of life, love, and laughter. A property that has evolved gracefully over the years, yet it stands as proud today as it did over one hundred years ago.

Boasting a historic stone façade, solid stone walls, soaring ceilings, and original stain glass to the entrance of the home. The home is filled with natural light, character, and soul a home that provides generous proportions, and is nestled in an enviably private location of Hope Valley.

Timeless colour schemes, freshly painted throughout, new carpets, ceiling roses and plenty of light and sunshine enter through the abundance of windows whilst also providing views of the 'Picture Perfect' exquisite gardens which envelope the home.

The rear of the property is home to a deck above round, sparkling pool whose glistening water offers a cool reprieve on hot summer days and is surrounded by lush greenery and true nature. Soak in the invigorating air that will have you relaxing and rejuvenating in your own oasis sitting under the undercover entertaining area overlooking the backyard.

What we love about this Property:

- Three generous Bedrooms / Master to the rear of the home with built in robes and split system reverse cycle air conditioner
- Substantial Ensuite with double sized shower
- Bedroom two with split system reverse cycle air conditioner and Bedroom three with ceiling fan
- A stately sized lounge with combustion heater and split system reverse cycle air conditioner
- Formal dining room
- A stylish modern kitchen with a country vibe, ample bench and cupboard space, dishwasher and historic 'Metters' cast iron stove
- Plenty of space for casual meals area
- Main Bathroom with bathtub, vintage pedestal basin and original Terrazzo floors
- A sizable separate Laundry
- Valuable second separate Toilet
- Linen Closets
- Freshly painted throughout
- New carpets
- Ceiling roses feature through the home
- Free standing stone double garage with auto roller door and rear drive through garage / off road parking for up to four cars
- Freestanding second iron garage / workshop
- Sparking pool surrounded by Merbau decking
- Undercover entertaining area which overlooks the pool
- Established gardens and lush green lawn

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Situated near Westfield Tea Tree Plaza, St. Agnes Shopping Centre both offering a variety of retailers, supermarkets, cafes, restaurants, cinemas making retail therapy and entertainment simple. Popular Hotels of the area: The Fox and Firkin, The Highbury Hotel, The Tea Tree Gully Hotel and the Bremen Hotel in Hope Valley. The Turrumurra Sports Centre and Newman's Nursery.

Public transport options are accessible with the O-Bahn connecting you to the CBD and surrounding areas. The well-regarded Modbury Hospital and many Medical Centres are also easily accessible. Modbury High School, Banksia Park International, St. Paul's College, Kildare College, Gleeson College, Highbury Primary and Preschool are a few quality educational options.

CT / 5166 / 311

Year built / 1910

Equivalent Building Area / 142 sqm (approx.)

Land Size / 995 sqm (approx.)

Council / City of Tea Tree Gully

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639