

14 Braund Road, Fitzroy, SA 5082

HARRIS

House For Sale

Wednesday, 3 July 2024

14 Braund Road, Fitzroy, SA 5082

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 866 m2

Type: House



Dylan Lynch
0431896146

Contact Agent

Auction 11am Saturday 20th July (USP) Nestled within one of Fitzroy's most prestigious streets, this architectural Art Deco icon fuses past and present to offer a flawless generational residence within arm's reach of high-calibre schooling, North Adelaide and the city fringe. Forming a grand original footprint between Jarrah floorboards and 3.1m decorative ceilings, geometric detailing and leadlight frame two spacious bedrooms, a formal lounge and connecting dining room. From here, the spacious extension more than contends with contemporary family demands, spanning from an updated kitchen fitted with 900mm Smeg freestanding cooker and dishwasher, to a fourth bedroom/home office and an open plan living zone. Privately tucked away to the back, the third bedroom offers a private suite for the master's or an independent teen, boasting both a walk-in robe and freshly remodelled ensuite. Elevated over the large and lush landscaped garden, a timber deck grants the perfect destination for your morning coffee or dinner hosting duties, backed up by a second undercover area so the weather can never ruin your plans. Even every family vehicle, boat, caravan and trailer has a rightful place – with plenty of accommodation provided within the rear four-car garage or under the lofty carport behind secure roller door. Fitzroy is the ultimate destination for a high-calibre family lifestyle – delivering elite education, Prospect Road cafés, restaurants, entertainment, and city-fringe ease – your best days are ahead from Braund... Even more to love:

- Flexible footprint
- Built-in robes to bedroom 1 & 2
- Two renovated floor-to-ceiling tiled bathrooms
- Third toilet via laundry
- Newly fitted plantation shutters
- 5kW solar system
- Ducted & split system R/C air conditioning
- Gas heater to formal lounge
- Irrigated gardens
- 500m to bus stop, Bush Magic Playground & Adelaide Aquatic Centre
- Zoned for North Adelaide Primary, Adelaide & Adelaide Botanic High
- Proximity to Schinella's, Wilderness, Blackfriars Priory & St. Peter's College

Specifications: CT / 5755/211 Council / Prospect Zoning / EN Built / 1936 Land / 866m² (approx) Frontage / 18.59m Council Rates / \$3,462.39pa Emergency Services Levy / \$273pa SA Water / \$523.21pq Estimated rental assessment / \$780 - \$830 per week / Written rental assessment can be provided upon request Nearby Schools / North Adelaide P.S, Adelaide Botanic H.S, Adelaide H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409