

**15 Treloar Ave, Kensington Park, SA, 5068**



**House For Sale**

Monday, 23 September 2024

**15 Treloar Ave, Kensington Park, SA, 5068**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Eric Jem

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## **Prestige And Panache: Renovated & Extended Tudor Residence**

This C.1935 Tudor residence has a stately presence, positioned in a prestigious eastern suburbs' neighbourhood brimming with distinguished period homes and grand new builds.

While worthy of considerable respect, this substantial family home's assets go far beyond a premium location and an expansive 863sqm allotment, as a tasteful renovation and extension injects modern comfort into historic charm.

As a family residence, the space is unrivalled. There are four elegant bedrooms at ground level, and a second level of flexible space for extended storage, further bedrooms or a cosy teen retreat with bathroom facilities.

The interior living areas include a formal dining room, an open-concept lounge and the family room extension infused with natural light encompassing a magnificent timber kitchen and airy space for daily living. Beyond is a timber-decked, pitched-roof pergola overlooking the leafy back garden, a lovely spot to entertain and a perfect garden for the kids to play in.

Along with exquisite period features that showcase the romance of the Tudor architectural style, the stand-out feature of this beautiful home is that extended open plan living area featuring brand new timber floors and two bay window book nooks, sunny spots to curl up with a good book and a hot drink on a sunny Sunday arvo.

- Easy stroll to Magill Road and The Parade dining and shopping precincts
- Zoned Marryatville Primary School and Norwood International High School
- Short walk to Pembroke School, Kensington Park, Kensington Gardens Reserve
- Secure property with new gates and fencing
- Dual driveways for easy vehicle access
- Double length carport: auto panel lift door and internal home access
- Single carport with rear gates providing access to a large workshop
- Charming dining room with French doors and period architecture
- Separate lounge for quiet escapes
- Magnificent open plan family living space
- Undercover outdoor entertaining: timber deck plus pitched-roof pergola
- Central kitchen: European appliances, island bench, dishwasher, walk-in pantry
- Charming main bathroom: timber ceilings, leadlight window, bathtub, pedestal sink
- Powder room through the laundry, plus small bathroom upstairs
- Four spacious bedrooms and flexible floorspace upstairs
- Attic storage
- 5000 litre plumbed rainwater tank
- 2.3kw solar panels
- Ducted reverse cycle and evaporative air conditioning
- Gas heating, security system, auto irrigation

RLA 285309