

**17 Green Street, St Morris, SA 5068**



**House For Sale**

Friday, 26 January 2024

17 Green Street, St Morris, SA 5068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 580 m2**

**Type: House**



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## Contact Agent

Masterfully restored, renovated and extended by the award-winning Mavtect Designs & TRIIIA BUILDERS, due for mid-year completion, 17 Green Street pays homage to its iconic c.1927 symmetrical frontage before revealing breathtaking opulence and bespoke luxury. In what will be a showpiece of character-meets-modern architectural design, feature and finish, this spectacular home spills with high-spec selections and custom inclusions. From elegant herringbone timber floors, high ceilings evolving into mesmerising lofty pitches with sky windows, contouring stone bench tops to the luxe chef's zone overlooking the sweeping social and entertaining hub complemented further by an effortless alfresco flow to the outdoor dining... the size, scope and execution here leaves nothing to be desired. With the spacious original block inviting a multi-living footprint picture-perfect for the modern household, enjoy a decadent master bedroom at entry complete with large walk-in wardrobe and luxe, dual-vanity ensuite, 2 additional double bedrooms, inspiring study/home office, and formal lounge just waiting for weekend movie marathons with the kids. Blending impeccable design and exquisite lifestyle finesse, this true haven of the east delivers undeniable street appeal, sweeping living and entertaining potential, and all in a location that's second to none. Primed for families of all ages, a short stroll sees you to local cafés and restaurants, a skip and a jump to excellent schooling options, while the thriving Parade Norwood, bustling Firlle Plaza, and CBD's East End are all at arm's reach for an address and a forever home that sets the bar enviably high.

**FEATURES WE LOVE**

- Incredible character renovation by Mavtect Designs transforming this beautiful c.1927 Villa into an architectural modern marvel (completion approx. June 2024)
- High-end luxury fixtures and finishes throughout, including lofty pitched ceilings, herringbone floors, bespoke selections, and marbled-wrapped designer kitchen
- Decadent master bedroom featuring WIR and chic ensuite
- 2 additional double bedrooms with BIRs
- Luxe main bathroom featuring separate shower and sumptuous free-standing bath
- Family-friendly laundry packed with storage, and guest WC
- Sweeping open-plan entertaining stepping out onto an expansive all-weather alfresco complete with in-built BBQ and kitchenette
- Manicured front and rear yards with the alfresco catching picture-perfect sunset skies
- Character frontage, long driveway and secure carport

**LOCATION**

- A short stroll to a raft of local cafés, delicious eateries and restaurants
- Moments to Trinity Gardens Primary and Norwood International, with Pembroke as an excellent private school option
- Around the corner from Firlle Plaza & Kmart for all your shopping essentials, and just 5-minutes to the iconic Parade Norwood for an unrivalled social and entertaining hub
- Less than 10-minutes to Adelaide CBD for idyllic and convenient east-side living

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Norwood, Payneham & St Peters Zone | EN - Established Neighbourhood \\ Land | 580sqm (Approx.) House | 283sqm (Approx.) Built | 1927 Council Rates | \$1924.02 pa Water | \$TBC pq ESL | \$450.75 pa