

18 Graham Place, Prospect, SA, 5082

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House For Sale

Friday, 16 August 2024

18 Graham Place, Prospect, SA, 5082

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



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Exceptional living in one of Adelaide's blue-chip areas!

This large multi-generational character bungalow set on an expansive, landscaped 1011sqm (approximate) block is sure to impress. Providing the perfect blend of sophisticated renovations and character charm throughout allowing you to enjoy resort style living while accommodating family and friends all year round. Situated only 5kms (approximately) from the CBD and adjacent to Fitzroy, it is a lifestyle you simply cannot refuse.

This stunning 6 bedroom home provides multiple formal and informal living areas, with the heart of the home featuring a light filled open plan kitchen, living and dining area that connects seamlessly to the incredible outdoor entertaining area that overlooks the sparkling inground pool and rear yard. A unique aspect to this home that creates significant appeal is the lower-level retreat that can be utilised as you wish.

Located in the heart of Prospect, only minutes away from top-notch schools including Prospect Primary and Blackfriars Priory, while being within walking distance of Prospect Road with a plethora of cafes, restaurants and boutique shops to choose from.

Highly sought after but rarely found, this is an opportunity not to be missed!

Features of the home that you will love:

Ground level:

- Light filled entry with stunning floorboards
- Large formal lounge with beautiful character arches and split system air conditioner
- Work from home in style in your spacious home office with built-in desk, French doors leading to the front verandah being the perfect spot for a coffee break
- JAG kitchen with granite benchtops, 800mm Ariston stove, Smeg rangehood, Miele dishwasher and breakfast bar
- The open living/dining will be the hub of the home with enough space for the whole family to gather and enjoy the ambience this home has to offer including the gas heater and split system air conditioning
- Master bedroom with dual built-in robes, ceiling fan, split system air conditioning complemented by the modern ensuite with dual waterfall showerheads and ceiling to floor tiles
- Additional 3 good sized bedrooms all complete with ceiling fans, bedroom 2 with split system air conditioner
- Recently renovated main bathroom finished with quality fixtures, ceiling to floor tiles and a lovely free-standing bath perfect for relaxation at the end of the day
- Valuable third bathroom
- Store room

Lower level:

- Valuable 3rd living space with external access, which can be utilised as a teenage retreat
- Good sized bedrooms 5 and 6

Outside:

- Outside you can entertain in style under the pitched roof pergola on the large raised deck with a IP Rated Hunter Pacific Aqua fan and perfect views of the kids playing in the pool
- The sparkling inground salt chlorinated fibreglass pool with solar heating will keep your family entertained for hours as you relax under the stunning decked Bali hut complete with heat strips, Sonos audio system, aqua fan and Holman lighting
- A lush manicured lawn area is perfect for a game of back yard cricket or for the kids and pets to run and play
- The garden shed takes care of your pool and gardening equipment
- Additional covered outdoor entertaining area that extends from the retreat

Additional features include:

- Rain Bird WIFI multi zone irrigation system front and rear with rain sensors

- Instant gas hot water
- Security system
- 3 phase power
- 11,000 litre underground water tank with Onga water switch
- 10.7KW electrical solar system with 29 Suntech panels
- Double carport with automatic roller door

Enjoy the convenience of nearby parks and recreational facilities that make this suburb one of Adelaide's most sought-after locations. This opportunity won't last long! Seize the chance to elevate your living experience in one of Prospect's finest homes.

All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice.

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