

**1A Ashley Avenue, Glen Osmond, SA 5064**

**BOOTH**

**House For Sale**

Sunday, 23 June 2024

1A Ashley Avenue, Glen Osmond, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mostyn Button  
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Bernard Booth  
0418821919

## **\$3.5M**

\$3.5M - Best Offers by Wednesday, 3rd July at 2:00pm (Unless Sold Prior). Please contact Mostyn Button on 0417 831 196 to arrange an inspection. Imagine owning a home where every stone tells a story, where elegance meets history, and modern comforts blend seamlessly with timeless architecture. "Benacre Mews", once the former Coach House of the esteemed "Benacre Estate", is steeped in history, and now, after some 37 years, is ready to welcome its next distinguished owner. "Benacre Mews" is a Palladian styled architectural marvel built in the mid 1800's, crafted from premium Glen Osmond Bluestone with exquisite Sandstone detailing, and features a central two-storey section flanked by gabled wings with each element reflecting the grandeur of its roots. Step inside to discover the equivalent of 10 beautifully appointed rooms, each designed for both grandeur and comfort. The regal reception area welcomes you into a world of refined living, leading to a formal lounge/piano room and grand dining room adorned with ornate ceilings, imported French fireplaces, and elegant chandeliers. The master suite is a sanctuary of luxury with the beautiful bedroom opening to an adorable balcony overlooking the front garden and fountain area. The sumptuous and expansive bathroom (measuring 9.1m x 3.1m approximately), is sheathed in white veined Carrara marble and black Italian granite, whilst showcasing two ceiling domes with matching chandeliers, underfloor heating, ducted air conditioning and spa! Beautifully presented on a most generous allotment of some 1,150m<sup>2</sup> approximately, the magic of "Benacre Mews" extends beyond its walls..... the meticulously landscaped gardens, featuring a magical sunken garden and what is believed to be South Australia's oldest and largest Pepper tree, offer a private oasis of tranquility and beauty. Whether you are hosting elegant garden parties or enjoying a quiet moment of reflection, the outdoor spaces of "Benacre Mews" provide the perfect backdrop. Security is paramount with a most comprehensive system, huge ornate handcrafted iron entry gates, and matching security grills all ensuring peace of mind in this most private of settings. In a location that can only be described as idyllic, this magnificent residence is nestled at the end of a serene cul-de-sac adjacent to a tranquil park, where the gentle sounds of local birdlife enhance the utopian atmosphere. "Benacre Mews" is so much more than a beautiful and magnificent home.... it is a legacy waiting to be cherished by discerning buyers seeking a unique and prestigious lifestyle in a sublime, and blissful location so close to the city of Adelaide! Certificate of Title: Volume 5477 Folio 240 Council: City of Burnside Council Rates: \$5,865.77 per annum Water supply charge: \$74.25 per quarter Sewer: \$506.55 per quarter Emergency Services Levy: \$548.95 per annum \*\*all rates and charges are approximate only and subject to change\*\* Booth Real Estate RLA 294724