

**25 Sturt Place, Beaumont, SA, 5066**



**House For Sale**

Saturday, 10 August 2024

25 Sturt Place, Beaumont, SA, 5066

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Picture Perfect Family Sanctuary with City Views in Superb Locale!

Behind a classic red brick, Cape Cod two-storey facade, this beautiful 4 bedroom, 2 bathroom residence on approx 612sqm with a 33m approx frontage, is the perfect family retreat, showcasing a spacious layout enhanced by light-drenched living spaces and sublime outdoor zones. Discreetly set beyond a front fence with hedging, the surroundings are exceptionally private, yet just footsteps from sought-after amenities and leading schools.

Picture perfect, the low maintenance gardens and north-east facing front courtyard (paved for parking and play), create a charming sense of arrival; while inside, elegant multi-pane windows, hardwood oak floors, exposed brick feature walls and a black and white palette flawlessly combine to deliver a sanctuary of style and sophistication.

Creating a warm and welcoming ambiance, the beautifully proportioned open plan kitchen and living domain exudes timeless appeal with soaring coffered ceilings, an exquisite open (working) fireplace, gorgeous bay window and French doors flowing out to an almost fully-enclosed side courtyard room. Slate paved, and complete with its own secure front door and rear doors leading to the garden, it is a blissfully private space.

Designed for families who love to entertain, the kitchen and expansive living and dining areas are the heart of this superb home. The kitchen is very appealing and superior in function. White shaker-door cabinetry contrasts with gleaming black subway-tiled splash-back; and the impressive bespoke, mobile timber-topped island unit is an impressive feature, together with the wide 900mm stainless steel Euro oven, rangehood, dishwasher and both the walk-in and vertical, pull-out pantries. The bank of west-facing windows in the adjacent dining room illuminate the space and provide picturesque views. A quirky barn door leads through to the laundry, and French doors spill onto a pendant-lit, covered entertainment deck - elevated to catch leaf-top vistas and views to the City, it offers plenty of space to entertain, regardless of the weather.

Accommodation is spread across both levels. The ground floor front bedroom, ideal for guests or a tranquil home office, basks in Northern light and offers its own French door access outside. The sleek, fully-tiled bathroom is adorned with delightfully patterned floor tiling, slick black hardware, heat lamp, w.c., full bath and overhead shower.

Upstairs, the main bedroom enjoys City views and access to a sunset balcony to capture night time glimpses of twinkling lights; while the other two bedrooms are both generous in size. The second bathroom boasts twin vanities, built-in storage, w.c. and a large, fully-tiled shower. A separate study fitted with built-in cupboards and shelving, is also cheekily located on this level.

Impeccably presented and offering substantial living and accommodation in a surprisingly low maintenance environment, this much-loved property also features:-

- Split system air conditioning in ground floor living domain
- Ducted evaporative cooling upstairs
- Fully carpeted stairs, bedrooms & study
- Built-in robes &/or built-in cupboards in all bedrooms
- Maintenance-free back lawn area protected by overhead sail
- Double carport with door to attached workshop
- Pull-down access in carport to loft studio/or storage room
- Off-street parking for additional vehicle or trailer/boat/camper-van
- Fully irrigated gardens

Perfectly situated between thriving Greenhill and Portrush Roads' dining and shopping precincts, this special family haven has bus stops out the front, is just footsteps to local shops, "Spill the Beans" Cafe, Beaumont Bowling Club, a short stroll to JB Cleland Kindergarten and Linden Park Primary School, with key zoning also to Burnside Primary and Glenunga International High School, close to Marryatville High, Loreto College & St Peters Collegiate Girls' School, a heartbeat to Burnside Village, Norwood Parade, Hazelwood Park and mere minutes into the CBD.

Auction: Friday 23rd August at 2:30pm on site

CT: 5730/91

Council: Burnside

Council Rates: \$2,021.90pa (approx)

Water Rates: \$253.54pq (approx)

RLA 312012