

# 27 Wootoona Terrace, St Georges, SA 5064

## House For Sale

Saturday, 29 June 2024

27 Wootoona Terrace, St Georges, SA 5064

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact Agent

Best offers by Monday July 15th at 10am (unless sold prior) Wootoona Terrace St Georges is without doubt one of Adelaide's premier addresses known for its tree-lined beauty, picturesque foothills backdrop and gracious residences. This expansive modern showpiece with an elevated north facing rear and unfettered views over Adelaide has recently undergone a no-expense-spared award-winning transformation that effortlessly blends cutting-edge features with refined luxury over two levels.

**DESIGN** With a contemporary nod to grand classical Georgian architecture, the elegant frontage with a wrap-around veranda and columned portico entry is introduced by terraced lawns. Totally reimagined from the ground up, the exceptional interior renovation designed and executed by bespoke builder Alexis Constructions was awarded the prestigious Master Builder's Award for Excellence in Renovation or Addition for 2019. With an emphasis on space, light and flexibility, the result is a premium family home unified by interconnected living zones and linked exteriors that celebrate breathtaking views over the city and coast.

**ENTRANCE** Designed to impress, the wow-factor entrance hall provides a gallery like reception area for guests and hints at what is to come. Below coffered ceilings, polished timber boards bathed in light from full height windows stretch toward distant north facing living. A versatile room with pocket doors is currently utilised a study and could make an ideal living retreat or additional bedroom.

**OPEN PLAN LIVING & KITCHEN** An exceptional space for everyday living or grand scale entertaining, interconnected open plan living is expansive and spectacular, with walls of commercial grade double glazed windows and bi-fold doors providing elevated views over the resort like grounds and city panoramas. At its heart, the chef's kitchen intersects living and dining. An island bench of hand-picked Italian marble from Chesini House sets the scene for glamorous gatherings, lit by a row of spectacular Tom Dixon pendants. Custom joinery by Davis & Park has been designed and installed to the highest specification and incorporates a host of integrated appliances for the entertainer who loves to cook. The adjacent walk-in pantry provides hidden storage and prep space, whilst a huge laundry can accommodate a second fridge, and a powder room is ideal for guests.

**FAMILY ACCOMMODATION** Forming its own wing, bedroom accommodation flanks a hallway that wraps around to the glamorous master suite. Incorporating up to six bedrooms and two bathrooms, features include study space, skylights, built-in and walk-in robes, with enough flexibility to configure as desired. The master suite has been designed to form a sophisticated haven that expands through to an enormous walk-in robe and marble clad ensuite with double vanities and shower with dual shower heads.

**LOWER-LEVEL GUEST SUITE & KID'S RETREAT** The huge lower level includes a highly versatile self-contained accommodation space with separate entry, perfect for guests, a granny flat, teen suite or retreat for the kids and their friends. With a living space, bathroom plumbed for a washing machine, and a bedroom with built-in robes, one can walk straight out to the rear garden and pool. A surprising bonus is a large attic style kid's retreat or games room with a skylight and built-in storage, as well as a concealed underground storage space with a low temperature ideal for wine. Finally, with direct internal access, the double remote entry garage with a rear roller door can double as a ground level undercover entertaining space that opens to the back garden.

**ALFRESCO LIVING AND POOL** The sensational outdoors provides the perfect backdrop to this special property. The fusion of indoors and outdoors has been executed to ensure sensational all year round entertaining. Extending from open plan living and meals is a vast all weather entertainers' pavilion with Vergola and glass balcony that virtually floats above Adelaide and takes full advantage of its birds-eye position for wow-factor entertaining, sunset drinks or soaking up the sun. Down a flight of stairs, a fragrant formal garden blooming with roses and paving frames the heated saltwater pool with a tranquil water feature. Hidden from view, pool equipment and a garden shed.

**Position** • Premier dress-circle address • Less than 6.5 km to Victoria Square • Adjacent Seymour College • Close to popular foothills trails & reserves • Minutes from Burnside Village & Feathers precinct • Close to Kensington Rd & The Parade cafes, boutiques & restaurants

**Architectural & Design Notes** • 2019 Master Builder's Award for Excellence in Renovation or Addition • Alexis Constructions • Fully renovated 2018 • Bespoke joinery • Hand-picked marble • Numerous skylights

**Swimming Pool** • Salt water • Solar heating • Fully relined • Glass fence • Roll-away cover • Water feature

**Parking & Security** • Remote driveway entry • Double carport with auto lift door, linked internal entry and rear garden access • Additional driveway parking • Alarm • CCTV • Ring cameras

**Kitchen & Appliances** • Beaumatic cooker • Miele dishwasher • Samsung plumbed fridge/freezer • Custom cabinets with soft close drawers • Marble counter tops from Chesini House • Tom Dixon pendants • Pantry with second sink and exhaust fan • Laundry with room for second fridge

**Comfort** • Automated blinds throughout including sheers & block out • Zoned & ducted R/C air conditioning • Open plan living with double glazed commercial grade windows • Automated Fakro & fixed skylights throughout • Split system in guest suite • Automated outdoor balcony blinds

**Technology** • "Airtouch 5"

control systems for air-con, can run other android apps for smart devices • NBN • Automatic irrigation to side & rearStorage • Extensive built-in storage throughout • Cellar/storage room • Garden shed with 3-phase power and sewerage connection • Integrated ironing board in laundry Schools • Steps from Seymour College's Kennedy Drive • Zoned to Glenunga International & Linden Park Primary • Close to Saint Peters Girls, Loreto, Pembroke and Burnside Primary School