

**36 Fourth Road, Belair, SA 5052**

**HARRIS**

**House For Sale**

Tuesday, 2 July 2024

36 Fourth Road, Belair, SA 5052

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1327 m2**

**Type: House**



Dave Sarah Smith  
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Beth Sara  
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## Best Offers By Tues 16th July, 11am (USP)

Cornering a significant slice of both Fourth and Sheoak Roads, this magnificent family home has been expertly designed to stretch horizontally across its roaming 1,327sqm parcel, cleverly capitalising on the desirable north-facing orientation and filling the expansive picture windows with a warm sunny glow. Built to take in the gorgeous views through the treetops and beyond, the home immerses itself within the local landscape of Belair National Park whilst remaining conveniently close to Belair train station, St John's Grammar and Sheoak café. Originally designed c1974 by architectural icon Graeme Gunn and since extended multiple times to contend with modern family demands, this Merchant Builders residence combines a contrast of verdant nature with crisp white beamed ceilings and a wealth of warm timbers to create one truly special and magnetic home base. Completely flexible for you to configure as you wish, the floorplan spans from an entrance hall to the sympathetically remodelled kitchen – forging a path between two separate generational zones. To the left, the living and dining domain makes way to a master-worthy bedroom with built-in robes and ensuite, whilst the right wing offers two more bedrooms, a main bathroom, versatile retreat, home office and separate outdoor studio/fourth bedroom with walk-in robe and ensuite – perfect for a vast range of family and working from home dynamics. Extending from the eclectic interior, a verandah lovingly wraps itself around the perimeter of the home, allowing you to choose your favourite spot to sit solo with a coffee or enjoy a drink with friends at golden hour – all whilst taking in the fresh gully breezes, incredible Brownhill Creek outlook and sounds of visiting wildlife. A charismatic combination of architectural design, contemporary style and scenic bliss – this is a one-of-a-kind opportunity on Fourth Road... Even more to love:

- 1,327sqm beautiful terraced & landscaped gardens
- Expansive 47.19m north-facing frontage (approx.)
- Flexible footprint with up to five bedrooms, four with built-in robes
- Separate studio/bedroom with walk-in robe & ensuite
- Remodelled kitchen with Miele dishwasher, electric cooktop & Caesarstone benchtops
- Three contemporary bathrooms tiled from floor-to-ceiling
- Engineered, high density timber floorboards
- Multiple reverse cycle split system air conditioners (4 units)
- Double carport, plus additional parking for up to 4 vehicles
- Fully fenced rear yard with electric gate access off Sheoak Road
- Side access to the property via Fourth Road with wood & garden shedding
- Auto RI-Industries Aerobic Water Waste Irrigation System
- Zoned Blackwood High School, proximity to Belair Primary, St John's Grammar, Scotch & Mercedes College
- Moments to Belair train station, Blackwood Village, Mitcham Square & 20-minutes from the CBDA

soulful and thoughtfully designed house that's the perfect place to call home! It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you!

Specifications: CT / 5553/911 Council / Mitcham Zoning / HNBuilt / 1974 Land / 1327m<sup>2</sup> (approx) Frontage / 47.19m Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Belair P.S, Hawthorndene P.S, Clapham P.S, Mitcham P.S, Blackwood P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S

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