

**40 Byron Road, Black Forest, SA 5035**



**House For Sale**

Monday, 15 April 2024

40 Byron Road, Black Forest, SA 5035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 812 m2**

**Type: House**



Daniel Richardson  
0424332564



Ethan Millen  
0452660240

**\$1.55m - \$1.65m**

Offers Close Wed, 8th May - 12pm  
The brief: reawaken a classic character villa into a timeless sanctuary which transports you into a state of calm and creativity. And the reality is even more beautiful than the vision. Cross the threshold of this C1900 abode on a boundless south-north parcel and you'll find yourself wanting to run your fingers over every unique inch of its varying textures, curvy accents and custom fixtures. The way the hallway arch matches the millimetre-perfect symmetry of the rear steel-framed doors says everything about the attention to detail in a home that contrasts bold and earthy hues like few dare to try. With the help of designer Sophie Katina and the concrete-crafting gurus at Love Concrete, the Pinterest-destined kitchen plays subtle shades of peach and pink against one another to make it a functional work of art. The warm cream hues of Italian travertine crazy paving complement the hand crafted ceramic door handles, playful designer tap wear and moody "Black Forest" microcement. Two sets of bi-fold doors swing open to blur the lines between the world indoors and the expansive alfresco patio with a skillion rain-deflecting pavilion and wide view of a rear yard defined by its old walnut tree, raised wicking beds and edible plantings. Just a stroll from Princess Margaret playground, Black Forest Primary School and public transport that will teleport you to the CBD or metro beaches before you even get started on your Spotify playlist, a home that's simply out of this world...has the world you know at its feet.

Features we love...- Beautifully preserved and presented original villa calls home some 812sqm Black Forest- Prized north-facing rear - The paint is barely dry on its inspired, no-expense-spared reinvention - Electronic gated entry and off-street parking for multiple cars - Starring bespoke kitchen with one-piece concrete bench, custom joinery, high-end appliances and integrated fridge/freezer - Ducted reverse cycle temperature control throughout house, with additional combustion heating to main bedroom- Magnetic doors built flush into the walls - Travertine crazy paving to front porch, rear living zones, wet areas and alfresco patio - Underfloor heating to ensuite - Custom vanities with Microcement finishes by Feature Coatings - Seamless free-standing bath to ensuite - Bespoke ceramic handles by Handmade & Found- Handmade bathroom taps and levers by Wood Melbourne - Designer feature lighting and dimmable mood down lighting - Large shed to rear with provisions for power - Polished Rimu timber floors and high square set ceilings to original villa - Loads of storage - Less than 15 minutes from the CBD and metro coast

CT Reference - 5661/604  
Council - City of Unley  
Council Rates - \$1,840.45 pa  
SA Water Rates - Not declared  
Emergency Services Levy - \$198.15 pa  
Land Size - 812m<sup>2</sup> approx.  
Year Built - 1900  
Total Build area - 200m<sup>2</sup> approx.

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