

**42 Inverness Avenue, St Georges, SA, 5064**



**House For Sale**

Friday, 30 August 2024

42 Inverness Avenue, St Georges, SA, 5064

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Architecturally designed Scandinavian-inspired masterpiece featuring local sandstone walls, luxury features & in-ground pool on 1265sqm

**\*\* Offers Close 12.30pm Thursday 26th September 2024 \*\***

**\* For Saturday early afternoon open time Call Matt Smith 0407 770 725 \***

Truly bespoke craftsmanship meets an exquisite eye for design to create this one-of-a-kind modern masterpiece. Created by the acclaimed Chris Dimond Architect and brought to life by the Fairweather Group, this home showcases highly contemporary luxury living, inspired by the clean lines and refined simplicity of Scandinavian design.

This home is more than just a place to live; it's a lifestyle, thoughtfully crafted for the busy modern family who appreciates the finer things in life.

As you step through the grand double doors, a breathtaking entrance unfolds before you, exuding a unique sense of grandeur that continues throughout the home. Turn the corner to the striking open-plan living, dining and kitchen and your eyes are drawn upward to the soaring timber-clad ceilings and north-facing clerestory windows that bathe the space with natural light. Warm timbers sit comfortably next to the crisp white interior, contrasted perfectly by the exposed stone feature work and Tasmanian Oak flooring. The gas fireplace adds a touch of warmth and elegance to the living space, and the luxury bar station adds to the home's exceptional functionality.

The gourmet kitchen, adorned with Caesarstone benchtops, features a purpose-designed breakfast station and an oversized central island bench that anchors the room and provides the focus for entertaining. Top-of-the-line appliances, including an electric NEFF oven, induction cooktop, and Siemens dishwasher, make this kitchen a dream for any home chef. The walk-through butler's pantry is complete with an additional fridge and bespoke built-in storage.

The adjoining media room or kid's study is versatile, previously serving as a space for homework or creative play. Working from home or running a home-based business is a breeze, with a purpose-designed twin study featuring floor-to-ceiling glass doors, which open onto a private north-facing timber deck and courtyard garden, providing a serene workspace bathed in natural light. This room, like the rest of the home, is meticulously designed with convenience in mind, offering abundant storage options at every turn.

The full-length corridor from the double side-by-side garage is a thoughtful design feature, offering a dedicated storage area for shoes and school bags, alongside a stretch of built-in cabinetry. The adjacent main bathroom, complete with a double sink vanity, behind-mirror storage, and separate shower and WC amenities, is perfect for busy mornings. The thoughtfully designed laundry features a large indoor wall-mounted clothesline for convenient year-round drying, with direct access to the garage-perfect for those muddy shoes. Custom joinery and storage cater to all your organizational needs, and there are two generous washing lines just outside.

The dedicated play and games room, with its playful feature wall and well-considered built-in storage, offers direct access to the alfresco deck, creating an ideal indoor-outdoor flow. Three identical bedrooms, each with mirrored built-in robes, provide ample space for family or guests, with the guest bedroom featuring a convenient study nook.

The primary bedroom suite offers extensive wardrobe space and a luxurious ensuite with a double vanity, underfloor heating and an indulgent bathtub. Enjoy direct access to the rear gardens, pool, and entertaining deck.

Step outside to your own private oasis, where a spacious alfresco entertaining deck awaits, complete with an outdoor kitchen and built-in BBQ. Motorised Velux skylights, exposed stone feature walls, manual café shade blinds, and ceiling fans create an inviting and comfortable setting. The lush expanses of grass offer the perfect play area for children, and manicured gardens include a variety of fruit trees and a thriving herb garden. Enjoy endless summer days by the solar-heated, salt-chlorinated swimming pool, surrounded by elegant decking and shade sails.

- Ducted vacuum system

- Stone locally sourced from Stonyfell Quarry
- Custom joinery throughout by Enoki Design
- Zone-able ducted reverse-cycle air throughout
- Monitored alarm system
- Secure gate front entry with intercom
- Motorised internal blinds
- Fruit trees include Plum, Apricot, Apple, Peach, Orange, Lemon, Lime & Mandarin
- Amazing range of bespoke storage space, including attic, separate storage shed/room with a large bank safe, several linen cupboards
- Side-by-side double garage with auto panel-lift door & internal entry
- Heated towel rails in kids' bathroom
- Underfloor heating in ensuite (main bedroom)
- Solar Panels installed 2013
- Outdoor kitchen has gas connection
- Automatic watering & dripper system
- 23,000L capacity rainwater tank, plumbed to house
- Fixed Tasmanian Oak flooring throughout
- Double-glazed windows, electric/automated internal blinds
- Remarkable quality construction by Fairweather Group
- Custom joinery throughout, assisting the busy modern family with the organisation of everyday life.
- Additional wc alongside entertaining area
- Outdoor shower next at the rear

Perfectly positioned for a luxurious family lifestyle, you'll enjoy the tranquillity of nearby Beaumont Common, Beaumont Link Walking Trail, Glenunga Reserve, and Ridge Park, all just moments from your doorstep. A short distance from vibrant local cafes and eateries like Ballaboosta, Spill the Beans, and The Feathers Hotel, you'll have everything you need close by.

This home is located within the sought-after zones for Linden Park Primary School and Glenunga International High School. For families seeking a private education, the home is within walking distance to Seymour College or just a quick 2-minute drive away, and Loreto College, Concordia College and Pembroke School are also nearby.