

91 Godfrey Terrace, Erindale, SA, 5066

HARRIS

House For Sale

Wednesday, 25 September 2024

91 Godfrey Terrace, Erindale, SA, 5066

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Alexandra Green

A captivating, crowd-pleasing beauty from sandstone facade to north-facing extensions

Auction 10am Saturday 12th October

Leaving the tight grip of its 28-year owners in the best shape of its life on a prized south-north parcel with a rear separate studio to go with its thoughtful extension, this post-war sandstone-fronted beauty is simply everything its blue-chip hidden gem of an eastern suburb stands for.

It's hard to know where the original home and the additions begin; a sure sign that its evolution to bonafide 21st-century entertainer was carefully planned and executed.

The sky-lit central kitchen - featuring striking dolomite benchtops and splashbacks, the full suite of Asko appliances, fluted glass overhead cabinetry and brush box floors at its feet - embodies the supreme form and function of this versatile, free-flowing home.

Whether it's the formal lounge room with subtle Art Deco winks to the past and a cosy combustion fireplace, or the rear family room that spills without effort to the heated, pitched-roofed rear pavilion; this immaculate abode considers every season, mood and reason to woo a crowd.

Feel that? It's the underfloor heating working its magic, whether you're standing in any of the three slick, fully tiled bathrooms at your beck and call - one allocated exclusively to what would be better described as a master wing, than a bedroom.

The walk-in robe's custom timber joinery adds another layer of stylish functionality to a solidly built home with the added bonuses of ducted air conditioning, secure off-street parking for a small fleet and that fully lined studio; the fourth bedroom, teenage retreat, office or games room you never knew you needed.

What we do know is that you'll love Erindale's arm's reach to St Peter's Girl's College, Burnside Primary and Pembroke Schools, Burnside Village, The Parade, local shopping precincts, boundless parks/sporting ovals, the Adelaide Hills and the CBD itself. It's good to be home.

More to love:

- ☑️ Enviably placed on a peaceful, wide street in one of Adelaide's most tightly-held suburbs
- ☑️ Extended, meticulously preserved and periodically updated to make it a timeless character home for the modern family
- ☑️ Versatile layout with two main living zones and alfresco pavilion
- ☑️ Lock-up carport with room for two cars, plus off-street parking for an additional two cars
- ☑️ An efficient mix of ducted r/c, evaporative cooling and combustion heating
- ☑️ Gorgeous sandstone and terrazzo to C1949 facade
- ☑️ High ceilings throughout
- ☑️ Yak wool carpets to formal lounge and bedrooms
- ☑️ Kitchen features a Franke sink, dishwasher and combi microwave/oven
- ☑️ Three ultra-modern, under-floor heated bathrooms with brushed brass fittings and stone-topped vanities
- ☑️ Easy-care, secure gardens with automatic watering system and lawned areas to front and rear
- ☑️ Very private behind high fencing
- ☑️ Double glazing for improved efficiency
- ☑️ Loads of storage and separate laundry
- ☑️ Walking distance from public transport and Erindale shopping precinct
- ☑️ Just 12 minutes from the CBD

Specifications:

CT / 5160/856

Council / Burnside

Zoning / SN

Built / 1949

Land / 712m2 (approx)

Frontage / 16.46m

Council Rates / \$2,695.95pa

Emergency Services Levy / \$267.20pa

SA Water / \$311.85pq

Estimated rental assessment: \$980 - \$1050 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Burnside P.S, Norwood International H.S

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