

18 Myall Ave, Kensington Gardens, SA, 5068

House For Sale

Tuesday, 26 November 2024

18 Myall Ave, Kensington Gardens, SA, 5068

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Sophisticated Custom-Built Residence in Peaceful Dress Circle Position

Best offers by Monday December 16th at 10am (unless sold prior)

Custom designed and built to an exacting standard by Billy Diamantis of Kudos Constructions, this sensational residence is perfectly positioned in the peaceful tree-studded heart of one of the east's most desirable and convenient dress-circle enclaves.

An outstanding home with flexible living and entertaining options suitable for a range of discerning buyers, its beautifully designed floorplan offers space, versatility, security, and a sophisticated timeless aesthetic of understated luxury.

The exceptional quality of construction is obvious from the outset. With a commanding street presence, the gracious frontage presents a modern take on classical Georgian architecture and proportion that incorporates a soaring portico entrance and remote entry double garage with secure internal access.

A large and versatile reception room introduces stunning American oak floors, high ceilings and custom designed architraves.

A wide gallery-like hallway stretches towards open plan living past a glass doored wine room, family laundry with north facing drying yard, and a glamorous powder room.

The sumptuous master suite is conveniently located on the ground floor and includes a walk-in robe and designer bathroom with double vanities and walk-in shower. A glass slider bathes the bedroom with light and opens to a delightful internal paved courtyard.

Upstairs accommodation is perfect for the family, with three bedrooms, all with built-in robes, a huge bathroom with bath, and another large living retreat.

Expansive open plan living to the rear is the jewel in the crown, forming the ultimate light-filled space in which to entertain on a large scale or enjoy cosy nights in around the instant gas fire.

The no expense spared gourmet kitchen incorporates extensive custom joinery, a range of fully integrated European appliances, and an engineered stone island bench around which to gather.

Sliders expand indoor living through to alfresco living and the glorious rear garden. The dining pavilion is equipped with a built-in kitchen with Beefeater BBQ and rangehood, with a paved area providing an extended entertaining area.

Gently elevated, a large lawn is edged by Japanese box and ornamental pears, which forms a private and tranquil haven teaming with birdlife

The enviable family friendly lifestyle location of this property is very special. Surrounded by some of Adelaide's leading schools, it's a short stroll to magnificent recreational reserves, and close to Norwood Parade, Kensington Road, Leabrook, Erindale and Burnside shopping and restaurant precincts.

This outstanding home is perfect for those seeking a peaceful and private property with all the prestige and convenience this highly coveted location has to offer.

FEATURES YOU WILL LOVE

📍 Custom designed & built in 2020 by Billy Diamantis & Kudos Constructions

📍 Remote gate entry

- ☒ Remote entry double garage with epoxy floor
- ☒ Pedestrian gate intercom
- ☒ Additional driveway parking
- ☒ Ducted R/C air conditioning
- ☒ Instant gas fire
- ☒ Ceiling fans
- ☒ 2 x Smeg ovens, gas cooktop & integrated dishwasher
- ☒ Integrated Fisher & Paykel fridge/freezer
- ☒ Butler's pantry with room for second fridge
- ☒ Outdoor kitchen with Beef Eater BBQ & rangehood
- ☒ Wine room with racking & additional under stair storage
- ☒ American Oak flooring
- ☒ Extensive storage
- ☒ Built-in robes
- ☒ Alarm
- ☒ NBN connected
- ☒ Plantation shutters
- ☒ Automated outdoor blinds
- ☒ Automatic irrigation
- ☒ Utility area

LOCATION: Less than 8km to Victoria Square

LIFESTYLE: Stroll to Kensington Oval and Kensington Gardens Reserve with ovals and tennis courts. Close to Norwood Parade, Kensington Road, Leabrook, Erindale and Burnside shopping and restaurant precincts

SCHOOLS: Zoned to Magill Primary School and Norwood International. Walk to Pembroke. Close to St Peters Girls, Loreto, St Ignatius Junior School