

2 Frederick Place, Auburn, SA, 5451



House For Sale

Thursday, 24 October 2024

2 Frederick Place, Auburn, SA, 5451

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: House

Simply stunning - Dual living on one title

Without comparison nestled behind a picture perfect picket fence lies one of Auburn's finest residences featuring 2 separate abodes on one title all council approved. Positioned approx. 1.20 min from Adelaide CBD residing at the gateway to the illustrious Clare Valley and the home of the famous Taylors Winery and within easy proximity to boutique wineries aplenty. This well travelled tourist destination is awash with cafes, pubs, IGA, petrol station and so much more.

This amazing property operated as an Airbnb for approx. 10 months and has a tremendous turnover renting each abode out separately. Simply put, one could resume this or even reside in the home and have dependants or elderly family members residing in the home bungalow allowing them autonomy to lead separate lives under your watchful eye. There are so many diverse applications that this property lends itself to.

This 1920's cottage has been renovated to within an inch of its life with additions architecturally designed under the watchful eye of its most fastidious custodians. They have created a truly romantic and tranquil environment with a Versace vibe that permeates from every facet of this remarkable creation. Seldom do properties of the calibre avail themselves to the marketplace.

Entering though a beautiful garden arbour, the path leads up to a Mintaro slate patio that boasts a period correct timber screen door and delightful lead light door that sets the tone for things to come. The front verandah is trellised with Hardenbergia that features throughout the garden and many Australian natives plus quince, apple, lemon, pomegranate, nectarine and so much more.

The open plan living is adorned with polished Baltic pine floors that traverse all heavy traffic areas of the home. Spectacular 3.3m ceilings plus a R/C Fujitsu split system A/C, radiant combustion heating and funky ceiling fans will help to keep the elements at bay all year round. The meticulous custodians have traversed far and wide to lavish the home with quality fixtures and fittings that complement the surroundings with unrivalled charm and splendour. 2 chandeliers grace the living room plus lap sash windows facing north and a high scenic window facing south allowing the entire wall to be utilized without compromise. An extravagant gold feature graces the centre of the entire room evoking an atmosphere of French opulence and deity.

The country inspired kitchen features a large island bench crafted from an historic teak weaving table incorporating a breakfast bar, ample power points and ample cupboard storage facilities. Exceptional S/S Franke 3 burner gas hot plates plus a separate large wok burner have been set into the island bench making it a chefs haven while keeping a watchful eye on the families antics whilst preparing meals. Granite bench tops with a butlers stone sink with a flexible vegetable sprayer is perched under an adorable rose coloured lead light window plus a 900mm Smeg electric oven, a microwave, s/s dishwasher with provision for a double door fridge/freezer. Amazing lighting and a built in wine rack complete the package plus a S/S dishwasher.

To bring the outdoors inside, a beautiful set of 2.7m bifold doors open onto a north facing raised deck with a pergola and mood lighting so entertaining is made extra special.

Bedroom 1 & 2 have original polished jarrah floors and both their own R/C split system A/C units. These are sizeable in nature plus bedroom 2 features a pair of French doors that open up onto a private pergola area making it the perfect area to relax with a coffee at the start of the day or simply unwind with a wine at the end of the afternoon frolics. Both feature character light fittings.

Bedroom 1's ensuite features a dual vanity basin on 30mm granite bench tops plus a modern toilet and tapware. A large mirror and lead light windows are enhanced by an amazing glass shower alcove with a rustic sleeper framing the area plus a large rainwater showerhead and a 2nd shower nozzle for those hard to reach places.

Both these ensuites are large in nature and are so practical in design.

Bedroom 2's ensuite again boasts period light fittings plus an antique cupboard converted into a single basin vanity unit and large mirror and those amazing leadlight frosted glass windows. A modern toilet and frameless glass/shower with timber mats on the floor.

In addition we also boast a separate powder room off the kitchen complete with a pedestal basin, large mirror and toilet so just right for guests when entertaining times come around.

The laundry is external, yet attached to the main house enabling access for both dwellings.

The captivating bungalow takes this property to another dimension with 1 bedroom and completely separate living. Separated from the main home by a 3 car carport complete with capacity to charge an electric car and a 60,000 litre rainwater tank. This property is supplied with mains water & rain water plus a 5 kilowatt solar system helping to reduce ones carbon footprint.

The bungalow is open plan is design and features 2 sets of 2.3m high bifold doors facing north and heat up the polished concrete slab helping to regulate the temperature. The kitchen features yet another butler sink, electric induction oven, granite bench tops. Pendant lighting plus 3m ceilings throughout and a S/S dishwasher. The dining and living area are generous in design and will allow for wonderful entertaining because those bifold doors open up to the their own private garden. The extremely generous bedroom is divided by a plantation shutter room divide creating privacy. An ornate red brick wall makes an inspirational back drop to the combustion heater plus yet another split system R/C A/C unit and ceiling fans.

Terrazzo flooring graces the wet areas and simply looks amazing with teak inlaid timber mats take it to the next level. Granite in the shower with frameless glass divider plus a dual vanity basin with 2 large mirrors and exquisite lighting even a motion detecting sensor light for allowing manoeuvrability at night. This entire area is wheelchair friendly and easily accessible.

With jasmine odours wafting across the entire garden and picture perfect presentation plus its been totally renovated only 2 years ago. Featuring sound insulated rooms and insulated beyond belief even under the floors. I cannot suggest a better place to call home in one on South Australia's finest towns with that eclectic charm plus when run as an Airbnb it even boasted a 5 star rating.

So to view your next home call Andy White today.

****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.

****PRICING****

For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and

should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime.

CT: 5673/822

Land Size: 1,187m² (approx.)

House Size: 245m²

Year Built: 1930

Zone: Neighbourhood

Council: Clare & Gilbert Valleys

RLA 232366