

258 Portrush Road, Beulah Park, SA, 5067

House For Sale

Thursday, 24 October 2024

258 Portrush Road, Beulah Park, SA, 5067

Bedrooms: 4

Bathrooms: 3

Type: House

CORNER BLOCK - ENTRY & DOUBLE GARAGE OFF MATHILDA STREET

BEST OFFERS Tues 5 Nov 12pm (USP)

With a captivating symmetrical sandstone frontage, this 120-year-old cottage has been totally reimaged, rebuilt and expanded from the ground up. The result is a contemporary architecturally designed showstopper packed with state-of-the-art features and designer fittings spanning three luxurious levels.

Privately set behind a high wall on easy care grounds, its outstanding lifestyle location is within walking distance of the cafes, boutiques and restaurants of The Parade and Magill Road. Its corner position provides effortless side street access and a valuable remote entry double garage.

The spectacular interior transformation starts upon entry with sensational open plan living underpinned by heated polished concrete floors. A masterclass of contemporary design, it includes a cosy nook to curl up beside an instant gas fire, casual dining beneath a fabulous Flos pendant, and casual living that opens through bi-folds to all-weather outdoor living.

At centre stage is the chic entertainer's kitchen and wrap through pantry, with black joinery and integrated appliances offset by stunning Super White Dolomite countertops and splash backs.

This opulent interior scheme stretches through to a bathroom with separate vanity that not only acts as a glamorous powder room, but as a bathroom for the versatile fourth guest/teen bedroom or study.

Solid Victorian Ash stair treads descend to a wow factor entertaining zone that includes plenty of space to display and enjoy the wine collection, plus a fabulous tiered home cinema room with coffered ceiling, surround sound speakers, mood lighting and curtains.

Upstairs is dedicated to bedroom accommodation. Two with built-in robes share a bathroom with freestanding tub, whilst the light filled master suite boasts a walk-in robe and ensuite with feature herringbone tiled shower.

Outdoor living has been specially designed to maximise space and usability. Glass bifold doors open from both open plan living and the garage, thus creating one large entertaining space if required.

Retractable fly screen and a Vergola with rain sensor ensure all year-round comfort. The outdoor kitchen includes a Beef Eater BBQ, gas burner and room for a bar fridge. There are also Bose built-in speakers and wiring for a wall mounted TV.

Enjoy all the benefits this sensational property has to offer from its sought-after eastern location to its no expense spared contemporary design and easy-care grounds. Inspection is highly recommended.

ADDITIONAL FEATURES

- Total architectural transformation designed by D'Andrea architects
- Remote entry double garage
- Alarm
- CCTV
- Ducted R/C air conditioning
- Instant gas fire
- Heated polished concrete floors
- AEG induction cooktop, combi-oven, steam oven & vacuum seal drawer
- 2 x AEG Integrated fridge/ freezer
- Beef Eater BBQ & gas burner

- In-built Bose speakers open plan living, alfresco entertaining, master & ensuite
- Home theatre with surround sound
- Pedestrian gate intercom
- Built-in robes
- Automated blinds
- Retractable fly screens
- Outdoor ceiling fan
- Vergola with rain sensor
- Automatic irrigation
- Large laundry
- Utility area

LOCATION: Less than 5km from Victoria Square

SCHOOL ZONING: Marryatville High & Marryatville Primary. Close to Pembroke, Loreto, PAC, Saints

SHOPPING: The Parade, Magill Road, Payneham Road and Burnside Village

RECREATION: Adjacent Norwood Tennis Club. Close to Norwood

Local Council - City of Burnside

Council Rates - \$1842pa approx

Water Rates - \$237pq approx

Year original Built - 1900

Land Size - 317 sqm approx