

**31 Cleland Avenue, Dulwich, SA, 5065**

**HARRIS**

**House For Sale**

Tuesday, 19 November 2024

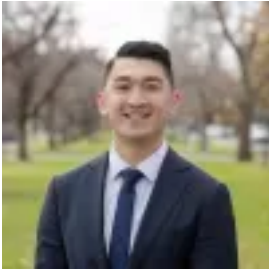
31 Cleland Avenue, Dulwich, SA, 5065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Clinton Nguyen

## Unrivalled Decadence & Luxury Designer Living in Dulwich

Bespoke brilliance, flawless elegance, and high-end feature courtesy of the awarded Taylored Construction: 31 Cleland Avenue achieves a new standard of architectural perfection showcasing an acutely-conceived footprint of light-spilling luxury nestled below picturesque Jacarandas just a brisk walk from the CBD.

An ambitious suburban haven distinguished by its minimalistic aesthetic highlighting high-level brands with an effortlessly free-flowing footprint; the result, a sophisticated oasis of entertaining envy and everyday lifestyle magic. Deceptively spacious a result of lofty 3m ceilings, soft colour palette of stone, sand and timber, and the blending of a superb lounge entry, light-absorbing void with see-through steel balustrade, and blooming open-plan living you'll find an elite sanctuary to live, love, wine and dine here.

Headlined by an inspiring chef's zone eager to handle a crowd, prepare to serve and socialise across impressive Dekton stone bench tops and curved island arm's reach to the cocktail bar complete with Vintec wine fridges, and where integrated all-Miele appliances and Zip Hydrotap maintain a streamlined space to host without hindering the visual.

With floor-to-ceiling gallery sliders merging the impeccable indoors with a chic alfresco overlooking manicured greenery, automated blinds completely enclose to create quietly stunning all-season simplicity helmed by a gleaming in-built outdoor kitchen. Such thoughtful living finesse continues in every aspect to decadent bedrooms and opulent bathrooms strategically placed across both levels.

From the ground floor master with picture windows and courtyard garden tempting weekend lie-ins, walk-in wardrobe, and breathtaking ensuite gleaming below Velux skylight, private upstairs bedrooms bookending the luxurious main bathroom with walk-in shower and sumptuous Hob bath, to faultless finishing touches ranging from imported Spanish micro-cement, brushed nickel and Iver hardware, French Oak front door, luxe limestone paving and Bodega sandstone façade behind automated keyless entry unrivalled decadence in Dulwich is on full dazzling display!

Features you'll love:

- Architectural home, 'Kustom' engineered timber floors with underground heating, 3m ceilings, solid brick party wall, double-glazed windows
- Luxury open-plan entertaining, outdoor alfresco featuring in-built Weber BBQ, stone bench tops, Vintec bar fridge, ceiling fan & motorised outdoor blinds
- Designer chef's zone with Velux skylight, premium Dekton bench tops and cocktail bar with temp controlled red & white wine Vintec fridges, Zip Hydroptap, premium integrated Miele appliances
- Lofty lounge/study at entry with light-spilling void
- Decadent master suite featuring plush carpets, gallery windows with automatic awning, spacious WIR & luxe ensuite with stone bench tops, dual-vanities, cabinet mirrors with internal power, concealed cistern WC, large shower nook & Velux skylight with auto awning and blind
- 2 generous upstairs bedrooms, both featuring plush carpets, BIRs & ceiling fans
- Gleaming main bathroom with frameless walk-in shower and hob bath, custom floating cabinetry & sunken vanity
- Matching ground floor guest WC, understairs storage & hallway cavity door
- Designer Oscar & Willow feature lighting, elegant brushed nickel tapware & fixtures, Iver handle hardware
- Zone ducted AC, 13.2kw solar system, security system, NBN connected, electric gate entry, pedestrian gate with intercom & keyless automatic access
- Limestone-paved driveway, Bodega sandstone façade, soffit cladding & fully irrigated front and rear gardens incl. feature lighting

Location highlights:

- A leisure stroll to local cafés, incl. Commissary, Corner Store & Dulwich Bakery
- Zoned for the exclusive Rose Park Primary & Marryatville High, as well as easy reach to Loreto College, PAC & St Peter's College

- Moments to Burnside Village & the iconic Parade Norwood for a vibrant cosmopolitan lifestyle

For sale by auction unless sold prior.

Specifications:

CT / 6286/684

Council / Burnside

Zoning / EN

Land / 350m<sup>2</sup> (approx)

Built / 2024

Frontage / 9.35m

Council Rates / \$4,381.20pa

Emergency Services Levy / \$261.50pa

SA Water / \$234.10pq

Estimated rental assessment /

Nearby Schools / Rose Park P.S, Marryatville H.S, Urrbrae Agricultural H.S

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