

**32 Weller Street, Goodwood, SA, 5034**



**House For Sale**

Wednesday, 13 November 2024

32 Weller Street, Goodwood, SA, 5034

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **A Unique Lifestyle Property on a Desirable Corner Allotment!**

Experience a Blend of Elegance and Character in the heart of Goodwood! Presenting timeless charm and contemporary comfort, this substantial c1900 Bluestone return verandah Villa is nestled in the heart of Goodwood on a very desirable 613 sqm (approx) corner allotment which allows easy access to the house and garage plus generous on-street parking for guests and visitors.

Beyond its charming facade lies an exquisite fusion of historic character and modern luxury. Full of original features including high ceilings with large cornices and decorative ceiling roses and open fireplaces, it includes the extensive use of glass and mirrors to enhance the sense of light and space to create a flowing spaciousness throughout.

The master bedroom serves as a private sanctuary, complete with sleek ensuite, and has direct access to its own outdoor coffee nook which includes small stove and fridge and overlooks a grassed garden area leading to a cosy garden hutch. Beyond the hutch is another secluded garden space perfect for quiet contemplation.

Bedrooms two and three exude character with their open fireplaces, while the versatile fourth bedroom can easily function as a study, additional living space or a guest room. The warm and inviting family living space is adorned with elegant lighting fixtures and has large French doors that open onto the tessellated Verandah and to the front garden. Large side windows allow natural light to cascade through the room, while a cosy log fireplace sets the perfect ambience for enjoying a glass of red on a chilly winter evening.

The adjacent formal dining room offers an ideal setting for hosting dinner parties and gatherings with family and friends. The main bathroom is a true retreat with shower, bath, vanity, toilet and laundry facilities. It opens out through large sliding glass doors to a private outdoor shower area that includes both hot and cold water with rain head and hand shower in a very plant rich environment. A holiday feel right in the comfort of your own home!

The highly efficient, boutique kitchen is a chef's delight, featuring stone bench tops, a double electric oven, an induction cooktop, a double sink, a dishwasher and ample storage -all framed by serene views of the lush main courtyard. When you enter the property you are greeted by a large, lofty courtyard covered by a glorious 40-year-old vine. The vine provides full protection from the western sun in summer, an amazing panorama of burgundy and gold in autumn, full light into the house in winter and a brilliant flourish of new growth in spring.

The courtyard features a large dining space with a table for eight and on the left, a cafe-style outdoor kitchen with a stone bench top, electric oven, gas cooktop, fridge and bespoke lighting. It also includes an intimate corner wine bar and full pizzeria with a dual gas oven and vintage marble dough top and drawer. On the right is an enclosed garden with a Zen-style water feature with a raised deck and transparent timber screen. The imposing open-ended garage with its 3m+ ceiling height can easily accommodate 2 cars.

Perfectly situated, this remarkable home offers seamless 3km access to the CBD by car, bus, train, tram, or a leisurely bike ride. Food enthusiasts will be delighted by the vibrant selection of trendy restaurants, cafes, and boutique shopping just a short stroll away on King William and Goodwood Roads. Families will appreciate the zoning to excellent schools such as Goodwood Primary School and Glenunga International High School and ready access to quality private schools providing a strong academic foundation for students.

Don't miss the chance to own this exquisite blend of heritage and contemporary living!

Great reasons to love in this home:

- Expansive 613sqm (approx) corner allotment
- c1900 Bluestone character torrens title build

- Fully fenced property for optimal seclusion
- High ceilings, original fireplaces and ceiling roses
- Expansive tessellated front verandah
- Formal living space with log heater and access to the front verandah
- Spacious dining room with a feature fireplace and stunning lighting fixtures
- Charming kitchen with stone bench tops, ample storage solutions, a dual oven, induction cooktop, double sink, dishwasher, and views to your serene backyard
- Master bedroom with an ensuite and access to private full sun garden space
- Bedrooms two and three with an original fireplace
- Versatile fourth bedroom/study/living space with a fireplace
- Bathroom with laundry amenities and a villa-style outdoor shower
- Multiple entertaining and personal privacy spaces
- Immaculate backyard, with lush greenery and entertaining spaces
- Built-in bar, pizza oven and a unique water feature; ideal for entertaining outdoors
- Spacious open-ended garage leading to a tranquil, landscaped courtyard
- Zoned ducted reverse cycle A/C
- Split system A/C
- Built-in and freestanding wardrobes
- Only a short walk to both King William and Goodwood Roads for an array of trendy Cafes and Restaurants
- In the heart of Goodwood, a short distance to CBD
- Zoned to Goodwood Primary School and Glenunga International High School and close to quality private education facilities
- Direct tram link to Glenelg beach, Adelaide Parklands, Central Market, Adelaide CBD, Adelaide Oval and the Entertainment Centre.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.