

**53 Braund Road, Prospect, SA, 5082**

**HARRIS**

**House For Sale**

Tuesday, 31 December 2024

53 Braund Road, Prospect, SA, 5082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Lauren Davis

## Live the Prospect precinct & breathe in the prestige from a sandstone villa on the city's envied brink.

Best Offers By 12pm Tuesday 21st January (unless sold prior)

Just two streets from Fitzroy, if it's your goal to settle into the prestigious pointy end of Prospect, then this is the four-bedroom sandstone villa you need

Every c1910 detail tells you why - beyond its automatic gates and brush-fenced privacy, its gorgeous elevation and rose-lined return verandahs, is a fresh, inviting and sun-filled home embracing high, decorative ceilings, fireplaces to every spacious bedroom and a gracious sitting room to pause for, all enhanced by an ultra-flexible floorplan.

This solid and immaculate home brings countless ways to enhance your lifestyle. From its elegant foyer to all four double-sized bedrooms the primary bedroom equipped with a crisp ensuite to the living room detour for a versatile home office and library/playroom breakaway, signing off with a fully tiled 2nd bathroom.

As the concrete driveway parks a convoy, the powered rear garage/workshop is a welcome Braund Road bonus beside a freestanding patio, strung with festoon lights, destined for summer nights outdoors.

Established lawns and perimeter hedges map out immeasurable room to extend (subject to planning consents) if that's etched into those later plans, with side gate access to the wide southern boundary.

Viewing and serving the outdoors, the open plan kitchen hosts granite benchtops, stainless Smeg appliances and a central prep island, ahead of an earlier addition incorporating a sunny casual meals area, and an even sunnier laundry.

As a lifestyle investment, young family home, or a superb first purchase for the ladder-climbing professional with kids 'later' on their agenda, Prospect's reputable school radius is quick to chime in.

Yet there are plenty more perks you're in line for: Schinella's Fruit and Veg Market, Braund and St. Helen's Parks, Prescott College and Blackfriars Priory School all without starting the car

A stroll into North Adelaide and the quickly progressing new Aquatic Centre or for 18 holes of golf - for city edge convenience, Prospect is perfectly placed for lifestyle.

Braund brings the prestige:

- C1910 sandstone return verandah villa on 730m2 allotment
- Automatic driveway gates & brush fence privacy
- Roller shutter security to front & side bedrooms
- An ultra-flexible floorplan
- Polished floorboards, decorative ceilings & fireplaces
- Under cover alfresco entertaining
- Ducted evaporative cooling
- Ducted gas heating
- Ceiling fans throughout
- Kitchen trapdoor down to a cellar
- Huge, sunroom-style laundry with tall sliding storage
- Primary bedroom with crisp ensuite
- Fully tiled classic-contemporary bathroom + a separate 2nd powder room
- Lush, established backyard
- Concrete driveway with rear gates & detached garage/workshop
- Zoning for Prospect P.S. (800m approx.), Adelaide & Adelaide Botanic H.S.
- Less than 2kms to O'Connell Street

- 5kms to the CBD.

Specifications:

CT / 5800/575

Council / Prospect

Zoning / EN

Built / 1910

Land / 730m2 (approx)

Frontage / 18.29m

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Prospect P.S, Adelaide Botanic H.S, Adelaide H.S

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