

64 Ashbrook Ave, Payneham, SA, 5070

HARRIS

House For Sale

Thursday, 14 November 2024

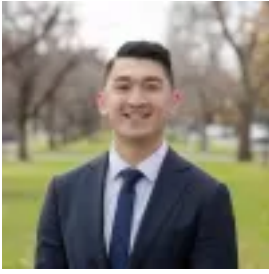
64 Ashbrook Ave, Payneham, SA, 5070

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Clinton Nguyen

Stunning c1910 Character Villa, Extended, Updated & Ready to Prosper

Best Offers By 10am Tuesday 26th November

One of the last remaining Character Villa's in this blue-chip pocket of Payneham, and sitting on a superb 753sqm corner allotment, fall in love with quintessential grandeur across an already extended 4-bedroom footprint spilling with potential to transform this iconic address into a breathtaking abode.

Flowing over hardwood floors and sailing beneath soaring ceilings, let the sandstone frontage and timeless slate porch set the tone for a sprawling interior expanded beyond its four-square frontage to now see a beautiful multi-living open-plan haven. Headlined by the updated kitchen scanning perfectly between the dining and sunroom, and where the choice between a charming formal lounge, decked patio overlooking the sunny backyard, or delightful timber pergola alfresco invite endless options to wine and dine friends or simply savour peaceful lifestyle perfection.

Delivering a stellar base for established families to step straight into, upstairs finds a sweeping balcony staring at Morialta Conservation Park's undulating hillside, while two generous twin rooms and updated bathroom provide an enviable teenage refuge. Together with split-system AC units downstairs, walk-in wardrobe to the master and ensuite access to the Federation-style bathroom, reclaimed fireplaces, and double cellar inspiring vino enthusiasts there's all the ingredients here to take this stunning Villa to a flawless next level.

Completely re-landscaped from front to back, this property enjoys the bounty of a backyard bursting with irrigated fruit trees and vegetable gardens, a 22,000-litre rainwater tank concealed by Star of Jasmine, along with kid and pet-friendly lawns merging space to play or party. A side orchard of citrus adds to the botanical greenery of the front yard, while a double garage, as well as front driveway allows multiple off-street parking.

Priceless character, bespoke elegance, and all on the doorstep of bustling shopping precincts, a stone's throw to exclusive schools, and a bee-line to the CBD by way of car, bus or bike the opportunity to claim classic character that's immediately move-in ready and still sees incredible scope is just quietly the pick of Payneham!

Features you'll love:

- C1910 Character Villa nestled on a corner parcel of 753sqm (approx.)
- Beautifully extended to see spacious open-plan entertaining with a combined dining, living and open sunroom
- Updated kitchen featuring stone bench tops, abundant cabinetry and cupboards, sleek electric cook top, ASKO dishwasher, and in-wall appliances
- Lovely formal lounge with feature fireplace and arched opening
- Elegant master bedroom featuring bay windows, fireplace, WIR
- Large Federation bathroom with separate shower and clawfoot bath
- 2 generous upstairs bedrooms, both with BIRs and space for desks
- Updated modern bathroom
- Stunning balcony catching glorious east-facing views
- Access to a huge attic space for incredible storage, as well as scope to enclose
- Spacious double cellar and WIP to the kitchen
- Updated outdoor laundry, workshop, solar system and powerful AC units on the ground level
- Charming outdoor alfresco with timber pergola cushioned by leafy greenery
- Back timber patio, lush sunny lawns and espalier fruit trees
- 22,000-litre rainwater tank irrigated to all gardens
- Secure double garage with side-street access

Location highlights:

- Perched within Payneham's sought-after family-friendly borders
- Adjacent the pristine Payneham Oval and Playground, inviting easy outdoor fun with the kids or a welcome run with the

pet pooch

- A leisure stroll to St Joseph's and moments further to Trinity Gardens Primary, zoned for Norwood International and striking distance to Pembroke or Rostrevor College
- Around the corner from Marden Shopping Centre, Firlie Plaza and the Parade Norwood for shopping, cafés, restaurants and weekend entertainment options
- Only 4kms from Adelaide CBD

Specifications:

CT / 5606/78

Council / Norwood Payneham & St Peters

Zoning / GN

Built / 1910

Land / 714m2 (approx)

Council Rates / \$1,947.33pa

Emergency Services Levy / \$194.80pa

SA Water / \$295.75pq

Estimated rental assessment / \$750 to \$800pw / Written rental assessment can be provided upon request

Nearby Schools / Trinity Gardens School, East Torrens P.S, Norwood International H.S

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it sta