

# 74 Harrow Road, College Park, SA, 5069

## House For Sale

Thursday, 28 November 2024

74 Harrow Road, College Park, SA, 5069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## C.1912 VILLA WITH STUNNING RENOVATION IN COVETED STREET

BEST OFFERS BY TUESDAY, 17TH DECEMBER BY 2PM (USP)

Within the sought-after eastern city fringe and among one of Adelaide's most distinctive tree studded streets, this c.1912 villa, architecturally designed by John Vlachos and exquisitely restored by Strathmore Group in 2019, masterfully merges timeless features with contemporary comfort.

Every facet of this property exhibits an unwavering devotion to quality, with no detail overlooked or expense spared. Adorned with only the finest fixtures and fittings, it exudes a level of luxury that is as undeniable as it is impressive.

Boasting spacious interiors, with four to five generously sized bedrooms and a magnificent fully tiled swimming pool, this property provides the perfect canvas for families to flourish.

### FRONTAGE & ENTRANCE

Positioned on a prime corner allotment and sitting on 552 square metres of private grounds, this property commands attention with its lace-trimmed verandah and stunning ornamental plasterwork. Hues of purple from the Agapanthus and bursts of verdant green help foster the property's exceptional street appeal.

The interior, adorned with superior architectural elements, includes arched entryways, detailed plaster ceilings, stately mantelpieces, and charming fireplaces.

### BEDROOMS

The master suite serves as a retreat within a retreat. A spacious, versatile zone featuring a sizeable walk-in wardrobe which has been masterfully designed with extensive drawer and hanging space.

Alongside, the contemporary ensuite showcases a double vanity, large shower and mirrored cabinets for discreet toiletry storage.

Additional bedrooms share a large family bathroom with a herringbone tile feature wall, tub and spacious shower with integrated shelf.

All four bedrooms are adorned with stylish ceiling fans, plush carpeting and plantation shutters. Aside from the master, the remaining bedrooms also boast ornate fireplaces and built-in-robos.

Across the hall is a second living room featuring herringbone oak timber floorboards and a fourth fireplace. With its versatile design, this space readily lends itself to conversion into an additional fifth bedroom if needed.

### OPEN PLAN LIVING

Linked to the alfresco area, this expansive space creates an extraordinary setting for family gatherings and entertaining alike.

The spacious, light-filled living and dining area is the perfect place to unwind and recoup. The focal point, a stunning pendant light over which you dine.

A central island breakfast bar with a smart stone bench top and a sleek feature pendant light takes centre stage in the kitchen, bridging the open spaces. A coordinating splash back enhances the cohesive design.

The Butler's pantry boasts a multitude of hidden storage options whilst offering a concealed preparation space.

No expense was spared in the culinary spaces with motorised joinery, dual dishwashers and ovens, cooler drawer and

Franke sink.

#### GROUNDS & ALFRESCO ENTERTAINING

Floor to ceiling sliding glass doors effortlessly transition the indoors to an alfresco entertaining area. This undercover timber deck provides the ideal space for hosting family or friends on a balmy night.

Low-maintenance gardens at the rear means more time to spend using the expansive salt chlorinated, solar heated swimming pool.

#### EXTENSIVE LIST OF FEATURES INCLUDES

##### POSITION

Coveted Tree Lined Street  
City Fringe Location  
Corner Allotment  
Surrounded By Character Homes  
Close To Norwood Parade  
Close To Adelaide CBD And East End  
Stroll To Fix Coffee  
Access To Bus Routes On Harrow Road

##### SCHOOLS

Zoned To East Adelaide & Walkerville Primary Schools  
Zoned To Adelaide Botanic & Adelaide High Schools  
Walk To St Peter's College  
Close To Wilderness School  
Short Commute To Adelaide Universities

##### INTEGRATED APPLIANCES

Gaggenau Pyrolotic Oven (Self-Cleaning)  
Gaggenau Combi-Steam Oven (Self-Cleaning)  
Miele Dishwasher  
Fisher & Paykel Dishdrawer Dishwasher In Butlers Pantry  
Fully Integrated Fisher & Paykel Cool Drawer

##### ELEVATIONS

Architecturally Designed By John Vlachos  
Quality Build By Strathmore Building Group  
3.3m Ceilings  
Blum Fittings On Joinery  
LED Downlights Throughout  
Tesla Wall Charger  
Plaster Ceiling Embellishments  
Smart Stone Bench Top In Kitchen And Splash Black  
Oak Timber Herringbone Flooring

##### COMFORT

3.3kw + 6.6kw Solar Systems  
Ceiling Fans In Bedrooms  
Original Fireplaces  
3 Phase Airconditioning  
Multi-Room Aircon Control Via Touch Screen

Gas Ducted Heating  
Somfy Motorised Blinds In Living Room  
Space For Washer And Dryer  
Plantation Shutters  
2x Instant Gas Hot Water Systems

#### SECURITY

Fully Fenced  
CCTV System  
Fermvision Intercom  
Pedestrian Gate On Catherine Street With Video Intercom

#### SWIMMING POOL

Salt Chlorinated  
Solar Heated  
50,000 Litres  
Concealed Pool Pump

#### GARDEN

Neat, Low Maintenance Gardens  
LED Garden & Outdoor Lighting  
Remote Control Garage Door.  
Video Intercom Front Door And Side Gate  
WIFI Controlled Automated Irrigation  
Outdoor Shower  
Airplay Speakers In Undercover Decking Ceiling

#### STORAGE

Loft Storage In Garage  
Butler's Pantry  
WIR In Master Bedroom  
BIR In Bedroom 2,3,4  
Laundry