

Hyde Park, 184 King William Road

****CONTRACTED AT AUCTION BY GABRIELLE OVERTON****

Auction Location: on site

Bluestone Villa-Beyond Brilliant Life and Style

This elegant solid Bluestone Villa is metres from King William Road's retail area, arguably the mecca for Adelaide's discerning shoppers and diners, which is renowned for high quality and its enviable cosmopolitan vibe. For almost 150 years, it has retained its character and sits proudly among other quality homes. One of Adelaide's most sought after suburbs, Hyde Park is 3.5km from the city of Adelaide. It's a home that has instant appeal with a facade of rich locally quarried bluestone and a tessellated front verandah, it has aged well and the appeal remains, framed by a gentle shaded garden. Tall and with great street presence, you'll feel drawn to it and the interior has all the hallmarks of the 1880's. See quality construction and finishes, from skilled craftsmen. The flooring is Baltic pine



For Sale

Sold Gabrielle Overton LJH
Kensington|Unley

View

ljhooker.com.au/61A3FDJ

Contact

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throughout and the entrance hallway is generous with featured archway, soaring 3.5 mtr ceilings (approx), decorative cornices and coves with wonderful timber skirtings and architraves. The large formal lounge /dining room has been retained in its beautiful heritage style and you can reminisce on yesteryear, or set it up as your spacious and "Special" cinema/theatre with heritage/vintage or wall to wall recliners and wrap lounges "Just ask the kids"!

The home, with a flexible floor plan, has up to four bedrooms with original fireplaces and chimneys intact. There's quality inbuilt storage and two living areas. A wonderful villa with generous rooms, it's a home that will attract a broad range of buyers. Ready to move in and enjoy. It is an easily maintained home with a compact allotment, so lifestyle becomes the focus. This will suit Professionals, Business Executives, couples or downsizers, wanting to be central to everything, but not wanting to opt for a retirement lifestyle or apartment living. For families, it is a wonderful opportunity to put your stamp on a great home and for those wanting to maximize the value of this unique position, a bespoke renovation/extension STCC would further enhance it, making it the best of the best on King William Road and extending life expectancy for another 150yrs. A great opportunity for investors looking to lease while getting plans for a makeover or extension. It's a dream location.

The rear of the home is an open plan, kitchen and family dining area. A refreshed kitchen with lots of storage includes a Meile dishwasher, oven & coffee machine and ceramic cooktop and glass splashback, giving plenty of scope for families. The Scandinavian, timber look, plank flooring is easy on the eye and blends with the neutral tones throughout. So often there are no walls for artworks - this home has plenty of spaces and places to display your treasures. Loads of windows look out to the rear shaded verandah and garden, making the living area come to life. The charm of the manicured garden brings constant joy, looking onto your own botanic world as the seasons turn, the colours will stun. There's a full bathroom with separate toilet and a very generous laundry with a wall of storage. A pull down loft ladder gives access to additional storage, It is a home that works - a place for everything and your style will sit well with the current decor.

The home has appeal galore for the garden enthusiast with lovingly established landscaping to the front and rear which creates a calm, visual aspect from every window. There's fabulous green nooks and niches, plus ample paving for great hospitality to entertain family and friends.

A spacious garden shed allows for tinkering and storage. Water features captivate and add to the truly tranquil aspect of the home. With 6.5KW of Solar panels installed you'll have a head start on your power bills. Ducted reverse cycle air conditioning is installed with 5 zone controls to the front section of the home with a split system at the rear.

The electric auto remote gates and a recent addition of the heritage look carport, ensures the character of the home has not been compromised. Four vehicles in line can be accommodated on site. Plans submitted, are available to view, for a major extension previously considered or dream and create your own "Forever" home. And then..... "Where's Elliott?" part of the family, maybe this long term resident " can't bear" to leave? Check out the pictures of the photo bombing bear, hiding at Hyde Park!

Close to schools and colleges, it is zoned for Unley Primary and Unley High School, and



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there is easy access to the city for tertiary institutions. Hyde Park is central to a very wide range of schooling options, that's a big draw card. Walk through parklands to the city, make historic Heywood Park your go to green space, cycle and stroll the adjoining suburbs, Adelaide's foremost address with many parks and walks along with community facilities. It doesn't get better than this. Minutes from the airport and Freeway, with access to the Adelaide Hills and wine region or 20 minutes to the coast - or take the tram, only minutes away, to Glenelg. Hyde Park is often referred to as an affluent suburb with desirable homes and every amenity. It is also home to genuinely friendly and house proud owners happy to share their heritage and stories, residents who love the area passionately. It's a happening place and so convenient, become a local and you'll make one of life's best decisions. "Happy in Hyde Park".

AUCTION: Saturday 31st May at 11am, on site (USP).

CT Volume 5446 Folio 925

Council: Unley

Council Rates: \$2,291.25 per annum (approx.)

Water Rates: \$269.09 per quarter (approx.)

Land Size: 487sqm (approx.)

Year Built: 1877 (approx.)

To make an offer, scan the code below:

<https://prop.ps//4DP8Z6eRgFOI>

(Please copy and paste the link into your browser)

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

More About this Property

Property ID	61A3FDJ
Property Type	House
House Size	237 m2
Land Area	487 m2
Including	Air Conditioning Fire Place Courtyard Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Gabrielle Overton 0416 080 525

Sales Consultant | goverton@ljhkensingtonunley.com.au

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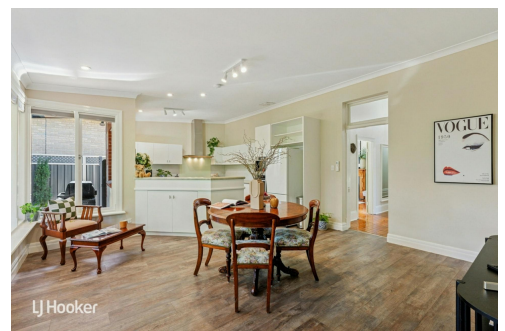
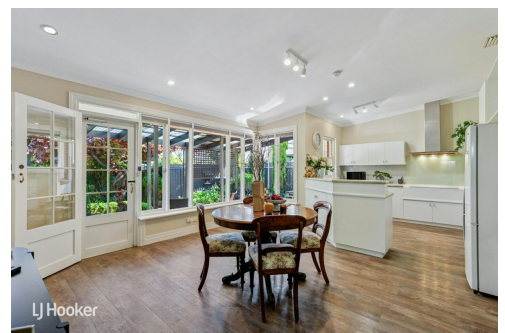
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group