

7 Oakleigh Avenue, Magill

Oakleigh Cottage - Timeless Character, Contemporary Soul, Sustainable Luxury

Positioned on a substantial 902sqm allotment (approx.), this custom-built 2021 residence delivers a compelling blend of timeless Adelaide character, contemporary comfort and environmentally conscious design. Thoughtfully created with lifestyle, flexibility and sustainability in mind, the home offers a rare sense of warmth, sophistication and adaptability.

From the outset, the home makes a lasting impression. Ironbark stonework, Tribeca brick with flush pointing, a tessellated wrap-around verandah and a handcrafted American Ash front door combine to create a striking fa   that honours traditional Adelaide architecture while feeling refined and contemporary.

Inside, beautifully considered interiors reveal a series of light-filled living spaces designed to adapt effortlessly to modern family life. A standout feature of the home is its highly versatile floorplan, offering multiple living zones and flexible rooms that can function as additional bedrooms, guest accommodation, home offices, studios or private retreats depending on your needs.

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FOR SALE

Contact Agent for Inspection

VIEW

By Appointment

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At the centre of the home, the expansive open-plan living and dining area is both inviting and impressive in scale. Pitched ceilings, oversized windows and café-style bi-fold doors invite natural light throughout while creating seamless indoor-outdoor connection to the entertaining area and landscaped gardens beyond. The kitchen pairs practicality with understated luxury, featuring Caesarstone concrete benchtops, quality Miele appliances and extensive storage designed for effortless entertaining and everyday living alike.

The accommodation is equally adaptable. The main suite offers a peaceful retreat, complete with a flowing dressing area with built-in robes, an elegant powder room and an adjoining sunlit room with French doors overlooking the gardens. Whether utilised as a nursery, home office, private sitting room, pilates studio or dressing retreat, the flexibility of the space is exceptional.

A spacious second bedroom with built-in robes is accompanied by a neighbouring office or retreat that can easily serve as an additional bedroom, while the third bedroom is currently configured as an additional lounge with a pull-out sofa bed for guests.

The main bathroom has been beautifully appointed to create a luxurious, spa-inspired experience, complete with a freestanding bath, separate shower, dual basins and Caesarstone vanity, while a restored crystal light from the original home adds a subtle sense of character and charm.

Designed with sustainability at its core, the home incorporates a 9.5kW solar system with Tesla Powerwall, commercial-grade double-glazed Sunergy windows, extensive insulation, LED lighting and a solar heat pump hot water system. Combined with a favourable 10c/kWh feed-in tariff, the property has consistently delivered negative electricity bills for the current owners. Zoned ducted reverse-cycle air conditioning and automated external Zip blinds ensure year-round comfort.

Outdoors, approximately 550sqm of beautifully landscaped native gardens by Hills Sustainable Gardens create a peaceful and environmentally conscious setting. Stone and gravel pathways, rockery walls and automated irrigation supplied by a 5,000L rainwater tank combine to deliver a low-maintenance outdoor environment that feels both private and connected to nature.

Additional features include:

- Flexible workshop or mudroom space
- 3m ceilings throughout and a gabled ceiling in the main living area
- Two oak barn doors along the central hallway
- Plantation shutters, sheer curtains, blackout blinds and external Zip blinds
- Dark Sky Antique Limestone and wide-board oak veneer flooring
- Walk-around attic storage (approx. 19sqm) with hydraulic ladder access
- Three-phase electrical supply
- Gravel driveways and pathways designed for natural water absorption

Perfectly positioned within one of Adelaide's most sought-after eastern suburbs, the home is moments from public transport, cafés, restaurants and shopping along The Parade and Magill Road, while also close to excellent schooling including Magill Primary School, Norwood International High School, St Peter's Girls' School, Pembroke School and Rostrevor College.

A truly unique offering where timeless craftsmanship, intelligent contemporary design and sustainable living combine to create an

exceptional lifestyle opportunity in prestigious Magill.

CT: Volume 5695 Folio 2
Council: City of Burnside
Council Rates: \$3,021.00 per annum (approx.)
Water Rates: \$335.72 per quarter (approx.)
Land Size: 902 square metres (approx.)
Year Built: 2021 (approx.)

To make an offer, copy and paste the below link into your browser:

<https://prop.ps//ihdiAlgUg3oB>

MORE DETAILS

Property ID	61P5FDJ
Property Type	House
House Size	329 m2
Land Area	902 m2
Including	Study
	Toilets (2)
	Alarm
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Water Tank
	Liveability

Janine Bergin 0417 893 453

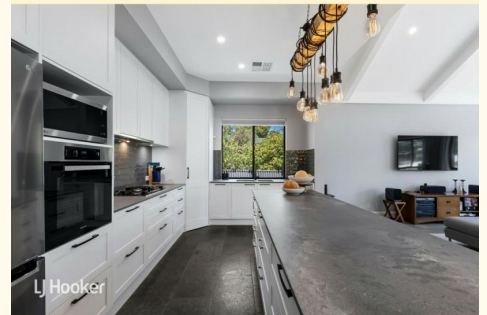
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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