

7 Oakleigh Avenue, Magill

Oakleigh Cottage - Bespoke, Sustainable, and Exceptionally Flexible

Set on a substantial 902sqm allotment (approx.) in the heart of Magill, this beautifully crafted residence blends timeless Adelaide character with thoughtful contemporary design. Custom-built in 2021, the home was created with lifestyle, sustainability and versatility at its core, resulting in a residence of warmth, refinement and remarkable flexibility.

From the moment you arrive, the home's architectural character is immediately striking. Ironbark stonework, Tribeca brick with flush pointing, a tessellated wrap-around verandah and a handcrafted American Ash front door create an elegant and welcoming facade that pays homage to traditional Adelaide craftsmanship.

Inside, a series of light-filled living spaces unfold, designed for both relaxed family living and effortless entertaining. A defining feature of the home is its exceptionally flexible floor plan, with multiple living zones and adaptable rooms that can easily function as guest accommodation, additional bedrooms, home offices, studios or additional living spaces -offering a level of versatility rarely found.

3 1 3

FOR SALE
Contact Agent

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

At the heart of the home, the open-plan living and dining area is both spacious and inviting. Tall pitched ceilings, expansive windows and café-style bi-fold doors create a wonderful sense of light and connection to the outdoors, opening seamlessly to the entertaining area and landscaped gardens. The kitchen combines style and practicality with Caesarstone concrete benchtops, Miele appliances and generous storage, perfectly suited to both everyday living and entertaining.

Accommodation is equally impressive. The main suite is a true retreat, generous in scale and complemented by a flowing dressing area with built-in robes, a sophisticated powder room and a sunlit adjoining room with French doors overlooking the gardens. This flexible space could easily become a home office, nursery, private sitting room, pilates studio or dressing sanctuary.

The second bedroom is spacious and light-filled with built-in robes, while an adjacent home office can easily convert to an additional bedroom or retreat. The third bedroom is currently configured as a relaxed lounge with a pull-out sofa bed, offering further flexibility for guests or additional living.

The main bathroom provides a spa-like escape, featuring a deep freestanding bath, separate shower and dual basins set within a Caesarstone topped vanity, while a restored crystal light from the previous home adds a subtle touch of glamour.

Sustainability has been thoughtfully integrated throughout. The roof's 30-degree pitch optimises the 9.5kW solar system with Tesla Powerwall, which combined with the 10c/kWh feed-in tariff has consistently delivered negative electricity bills for the current owners. Additional features include commercial-grade double-glazed Sunergy windows, extensive insulation, LED lighting and a solar heat pump hot water system. Zoned ducted reverse-cycle air conditioning and automated external Zip blinds ensure year-round comfort.

Outdoors, approximately 550sqm of landscaped native gardens, designed by Hills Sustainable Gardens, create a tranquil and environmentally conscious setting. Stone and gravel pathways, rockery walls and automated irrigation supplied by a 5,000L rainwater tank provide a beautiful and low-maintenance backdrop for outdoor living.

Additional features include:

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

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

A rare offering where timeless craftsmanship, intelligent design and

sustainable living come together to create a truly exceptional Magill home.

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

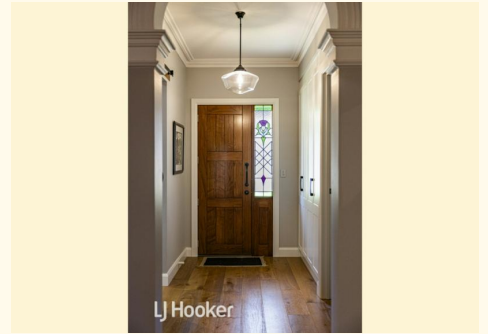
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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