



## Stonyfell, 20 Heatherbank Terrace

Light Bright & So Flexible - Walk to St Peter's Girls

6 4 4

70's Architectural vision soaring, angles, uplifting and inviting. This home was created with flair and vision. Sited high atop Heatherbank Terrace, with distant views of city lights filtered through bushland surrounds, it has so much to offer. With up to six bedrooms, four bathrooms and the versatility to be a multi family dwelling with separate access for two guest suites, it's ideal for a large family, multi-generational requirements, teen retreats, blended families, work from home consulting, Airbnb or even an investment property with potential for an entire wing to be rented out. This is unique.

Step from the entry gallery, into a brilliant formal lounge with ceilings soaring to 3.62m. The dining area is flooded with light cascading through walls of glass. Lift your spirits and know this is a well kept secret. What lies beyond the discrete exterior, unfolds and it's a peaceful and calm feeling with cool tones and abundant space and options. The kitchen, updated and a sturdy 4 pac high gloss finish, it's crisp and functional - loads of space and storage with views all round, the family - casual meals area means everyone can be seen and

### For Sale

Sold by Gabrielle Overton LJH Kensington | Unley

### View

[ljhooker.com.au/6103FDJ](http://ljhooker.com.au/6103FDJ)

### Contact

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heard. A joyful hub where cooks and many assistant helpers can conjure up magic and memories. Karndean flooring, in natural luxury stone range, is soft underfoot and easy care. Flow through the breakfast nook onto a very generous covered, Eclipse remote automated shade system, alfresco entertaining deck, perched above the rear garden and with light filtering in, to make the home shine. It's perfect for year round entertaining, celebrating and congregating. Think of a villa in the hills overlooking Lake Como, that's the vibe and it continues as the house has the feeling it would attract family and guests with its ambience and capacity to accommodate a full house.

Elevated above the kitchen is the main bedroom with balcony for morning coffee and views of neighbouring treetop landscapes to the city night view and with ensuite and walk in robe/ dressing room, it is a tranquil retreat.

Back to the entry gallery, a void to the lower level leads the eye to an extensive hallway allowing for art and decor. It's a few steps below entry and here is the first of two spacious, privately accessed rooms which have been used for office/consultation, with a private walled garden and this is the start of the lower ground level run of another five bedrooms and three bathrooms. One ideal to double as Granny flat or rental, as it's ensuite with walk-in-robe then there's another three bedroom, one could be for office or as currently established as a guest bedroom/office workstation.

The double garage with auto access leads to plenty of storage and a very desirable workshop- "Mens Den" area; but wait...there's more! Planned with vision, this could with construction of a stud wall create a bedroom which would have the potential with a separate bathroom and large family area, become a very clever suite, there's already a mini wet bar, so easy to convert to a full kitchen with gas installed ready to connect and two lazy Susan corner cabinetry - just waiting to be utilised. There's adjacent bathroom facilities and external access. STCC, the home is yours to interpret. The rear garden steps down from the upstairs alfresco decking, is low maintenance with established trees with irrigation and it's as pretty as a picture. Watch the children play from up above; they're never out of sight. To the side of the home, a service area leads off the laundry/main bathroom and on the opposite side, a great garden shed to accommodate all your accumulations.

There are so many features that will make it a place you'll want to call home.

- Puratap
- Seimens dishwasher
- Smeg Gas Hotplate
- Solar heating - tariff (TBC)
- Sanden Eco R/C hot water system - Green system to save on heating time
- Heating and cooling - got that more than covered
- Breezair MagIQtouch ducted evaporative
- Ceiling fans
- Fujitsu 2 x split system air conditioning - 1 x Actron Alr
- Rinnai energy saver gas x 1 fixed and 1 x portable
- Honeywell radiant heating
- Nobo electric heating - panel alfresco awning
- Issey remote alfresco blind
- Eclipse remote



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- RAA Paradox security- monitored
- Reticulated hydrowise watering system
- Sunny Boy 5kw - 2021 - 3kw (18yrs)

The envy of many Eastern states buyers - so close to the city, yet nestled in natural, native parkland settings, it's a perfect location; with local hills tracks and trails, adjoining Ferguson Conservation Park a protected area for over 50 years and Michael Perry Botanic Reserve which has been returned to the native vegetation of the area. Great for nature lovers, a healthy lifestyle awaits you. It's close to the renowned Magill Estate and the expanded Burnside Village and has an exciting retail and restaurant lifestyle on Norwood Parade and Magill Road. With access to the CBD in 12 mins - approx 8kms and excellent transport along Kensington Road, you can rapidly access a range of excellent schooling and tertiary institutions, zoned for Norwood International and Burnside Primary or walk to prestigious St Peters Girls around the corner. Much loved over two decades by the current owners, the property is understated, with a gentle welcome. You'll get top marks if you secure this one, it's a standout.

(\$1,700,000 - \$1,800,000)

CT: 5161/809

Council: Burnside

Council Rates: \$2,291.50 per annum (approx)

Water Rates: \$276.86 per quarter (approx)

Land Size: 758 sqm approx

Year Built: 1974

To make an offer, scan the code below:

<https://prop.ps//My1KhZ1PhLXW>

(Please copy and paste the link into your browser)



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# More About this Property

Property ID	6103FDJ
Property Type	House
House Size	417 m2
Land Area	758 m2
Including	Study Air Conditioning Alarm Courtyard Balcony Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank

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