



Thebarton, 1 Ross Street

Architectural Chic: An inspired re-design in garden nirvana

Combining its historic cottage DNA with Nordic, Japanese and mid-century influences, this home sets a fresh benchmark for living and entertaining - accommodating pets, kids, even chickens - on the cusp of the city and Linear Park.

First impressions — a bluestone classic swathed in greenery. Beyond the bold front door you'll discover a wonderfully re-imagined Zen world of architectural ingenuity and décor born of a love of colour and pattern.

With bespoke cabinetry, considered additions by the award-winning Fabrikate, and garden art through every window, this extended 3-bedroom, 2.5-bathroom home on over 600 sqm has featured in the Architectural Digest, Dezeen, Dwell, and The Local Project.

And rightly so.

Through the wide hallway, understated chic radiates through every space. The master



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For Sale
\$1,640,000

View
ljhooker.com.au/SPUHDM

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bedroom is defined by its retro ensuite, bedroom three by its welcome morning sun —a well-situated study/second lounge lifts the appeal exponentially.

When a kitchen says you'll truly live here, this spacious example means it. With an inspired combo of reds, blacks, whites, and integrated timber joinery; the entire palette captured in its handmade terrazzo island benchtop.

You'll appreciate the scale of the custom timber-framed windows, the solid, curved concrete formwork of the living zone window seat —'the nook' framed by a Zen garden - and the indoor/outdoor flow across polished concrete floors to the all-seasons alfresco with an ancient fig tree as the focus.

Year-round rewards from the rear garden include flowers and greenery to show off in style, quinces and pomegranates, citrus and berries, herbs and veggies; and down the path, a light-filled lined gym/yoga studio/study retreat awaits.

There's thought behind every element —from the garden green that complements the vintage roll top bath in the second bathroom to the patina of the Corten steel feature wall viewed through a full-length kitchen window.

It all evokes a single notion: to own this one-of-a-kind Thebarton treasure.

A unique & inspiring revision:

Designer additions by Fabrikate

Cabinetry by Kustom Joinery with in-built storage to the brick rear extension

High ceilings, picture rails, timber floorboards & heritage fireplaces

White enamel Jotul wood burning stove

Off street parking for 2 cars

2.5 bathrooms including a generous stylish ensuite

Custom robes to main & 3rd bedrooms

Custom built-in desk & joinery to 2nd lounge/study

Mitsubishi zoned & ducted R/C A/C throughout

Designer light fixtures throughout

Exposed aggregate polished concrete floors to the brick rear extension

Custom timber framed windows & doors (ceiling high) to the extension

Luxe Bathroom Features:

Walk-in showers to each bathroom

Astra walker brass living finish tapware throughout

Waterfall & hand-held shower heads

Custom vanities

Imported feature tiles

Heated towel rails in ensuite

Full-size reconditioned clawfoot bathtub in main

Separate laundry with linen press, washer, dryer & wine storage

Extra WC off laundry

Instant gas hot water with electric temperature control panel

Custom Kitchen Highlights:

Blum pantry



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Handmade terrazzo island bench
Steele 900mm 6-burner cooker
Integrated Miele dishwasher, fridge & freezer
Falmec rangehood
Automatic hands-free bin drawer
Soft close cabinetry, ample drawers & Concepta pocket doors to conceal a breakfast station
Microwave alcove & breakfast bar

Outdoors:

All-weather entertainer's patio adjoining family room & meals
Grassed rear open play space for kids & pets
Open air & paved 2nd outdoor dining
Garden gym/yoga/hobby room
Workshop/bike shed
Automated irrigation
3 raised galvanized veggie beds
Chicken coop
Fruit trees of black fig, lemon, Miho mandarin, Tahitian, Kaffir & finger limes, orange, mulberry, ginger, pomegranate, quince, Stella cherry, raspberries, olive, apples & peaches
Eclectic native & exotic foliage —great for home-grown arrangements

Location & Lifestyle:

Zoned for Adelaide High & Adelaide Botanic High Schools
Free tram & bus access nearby
Easy walk to Foodland, Tony & Marks at Brickworks Marketplace, or a short drive to Plant4 Bowden for The Lost Loaf
The W heatsheaf for brews, food trucks & live entertainment
Walk to Mister Sunshine, Nest, Bloom, Parwana, Blue Velvet, Brightstar Brewing, Ambra Spirits & Imperial Measures Gin
Around the corner from the newly updated Dove Street Reserve
Close to the Linear Park bikeway
The new RAH & WCH in a 20-minute walk
The Entertainment Centre in a 25-minute walk
A 15-minute drive to the beach
And more to discover ...

Specifications

Title: Torrens Title
Year built: c1920
Land size: 613sqm (approx)
Site dimensions: 15.24m x 40.23m
Council: City of West Torrens
Council rates: \$2,494.15pa (approx)
ESL: \$235.20pa (approx)
SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources



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More About this Property

Property ID	SPUHDM
Property Type	House
Land Area	613 m ²
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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