

Sold



1 Ward St, Kadina



WARNING - HIGH CHANCE OF FALLING IN LOVE

With this beautifully restored 1930s Art Deco inspired home!

If you've never walked through the front gate of a property and felt warmth, elegance, and character, then you need to book an inspection of arguably one of Kadina's most distinctive properties.

Welcome home to 1 Ward Street, Kadina.

Nestled away on a generous 900sqm* corner allotment only a couple of hundred metres away from the Kadina CBD this home offers plenty. From the first steps onto the property you are transformed to a peaceful oasis, greeted by the shady canopy of the large conifer tree, beautifully manicured gardens, and the soothing sounds of a trickling feature fishpond.

As you approach the charming home itself, you very quickly gain a sense of what's to come, 2 extraordinarily designed bay windows might just be the star of the outside show, or maybe the striking double door entrance with diamond shaped glass panels or it might simply be the Art Deco inspired pavers, you're truly spoilt for choice.

Entering the front of the home you're welcomed into the formal lounge room with striking ornate ceilings, classy brick fireplace and mantel piece, step through the original bi-fold doors into the large lounge and dining area, ornate

3 2 2 900 m2

Price SOLD for \$620,000

Property Type Residential

Property ID 11196

Land Area 900 m2

Agent Details

Nathan Collins - 0477 283 370

Office Details

Kadina

6A Graves St Kadina, SA, 5554

Australia

(08) 8821 3666



ceilings again present along with a second brick fireplace and mantelpiece with slow combustion heater and a large split system air conditioner comfortably services the entire area for all year climate control.

The dining area has been beautifully restored to its former glory, with Terrazzo flooring, and the phenomenal views out into the lush gardens via the large bay window. The window glass is tinted and provides privacy from the exterior of the home, just another touch of comfort to the home.

Primary bedroom is spacious, providing a ceiling fan and split system air conditioner and a continuation of the Art Deco theme with an inviting south facing bay window looking out towards the front yard. Second bedroom has dual access doors, whilst third bedroom has walk in robe, split system air conditioner and external access door making it the perfect room for a teenage retreat where they can come and go as they please.

Proving that a touch of modernity can tastefully compliment a home like this is the recently refurbished kitchen, featuring white subway tiles, quality benchtops, large electric oven and cooktop, plentiful storage, a dishwasher, and a walk-through pantry just off the kitchen, this area of the home provides the strong heartbeat that every home with this much character requires.

Main bathroom features a bathtub with shower overhead, vanity and W/C again tastefully designed to fit the décor of the rest of the home, a second bathroom with shower and vanity is located at the rear of the home, accompanying the laundry facilities with Terrazzo flooring throughout. A separate W/C is located off the second bathroom.

But there's more.... An inviting sunroom with stylish plantation shutters, a ceiling fan, and the ability to wander off into your own thoughts and feel like you're a million miles away from the world.

Outside features a rear wrap around verandah, perfect for enjoying a BBQ on those warm summer nights, beautifully sheltered by established fruit trees and boundary covering green fern wall.

Other exterior highlights include:

- 10m x 3.8m* double garage with concrete floor, electric roller door, split system air conditioner, workshop area and access door to interior of property
- 6.2kw solar system with a 13.5kw Tesla Battery
- A double vehicle gated driveway
- Rainwater tank plumbed to kitchen with dual filters
- Full irrigation system for gardens
- Sunshade for the west facing bay window
- Tool shed with concrete floor
- Sentricon termite control system
- Full security camera system

Your forever home is calling and the list of reasons you might fall in love with

this property are many.

Book your inspection today and don't miss out on this once in a lifetime opportunity to call one of Kadina's most distinctive properties home.

*Denotes approximate

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.