

Walkerville 22 Devonshire Street



A contemporary haven of tranquillity

Auction: Saturday 17th April @ 1pm

Approximately 1,086sqm of lush mature gardens envelope this sun-drenched home, a brilliant design by renowned South Australian architect John S. Chappell, built circa 1968 and perfectly functional in the 21st century.

Secluded behind a tall hedge, this home is highlighted by modern comfort and contemporary functionality. Sprawling over 2 levels with a sense of light and space - large windows take in garden views encouraging enjoyment of the peaceful surrounds indoors, and an adaptable floor plan inspires relaxed living and entertaining.

Features of this amazing home:

- 3 bedrooms all share balcony with sweeping views into the rear gardens
- Formal living, formal dining and relaxed living/study

- Central atrium and feature fountain
- Galley-style kitchen with, stone benchtops and walk-in pantry
- 3 bathrooms, main features underfloor heating, plus additional cloak/powder room
- Jarrah floorboards
- Lush mature gardens and lawns, feature floodlights, auto sprinkler systems and mature citrus trees
- Outdoor verandah with retractable shade
- In-ground pool features a shade sail for sun protection and is solar heated
- Gas fire place, r/c split systems
- Electric entry gate, alarm, panel lift door to

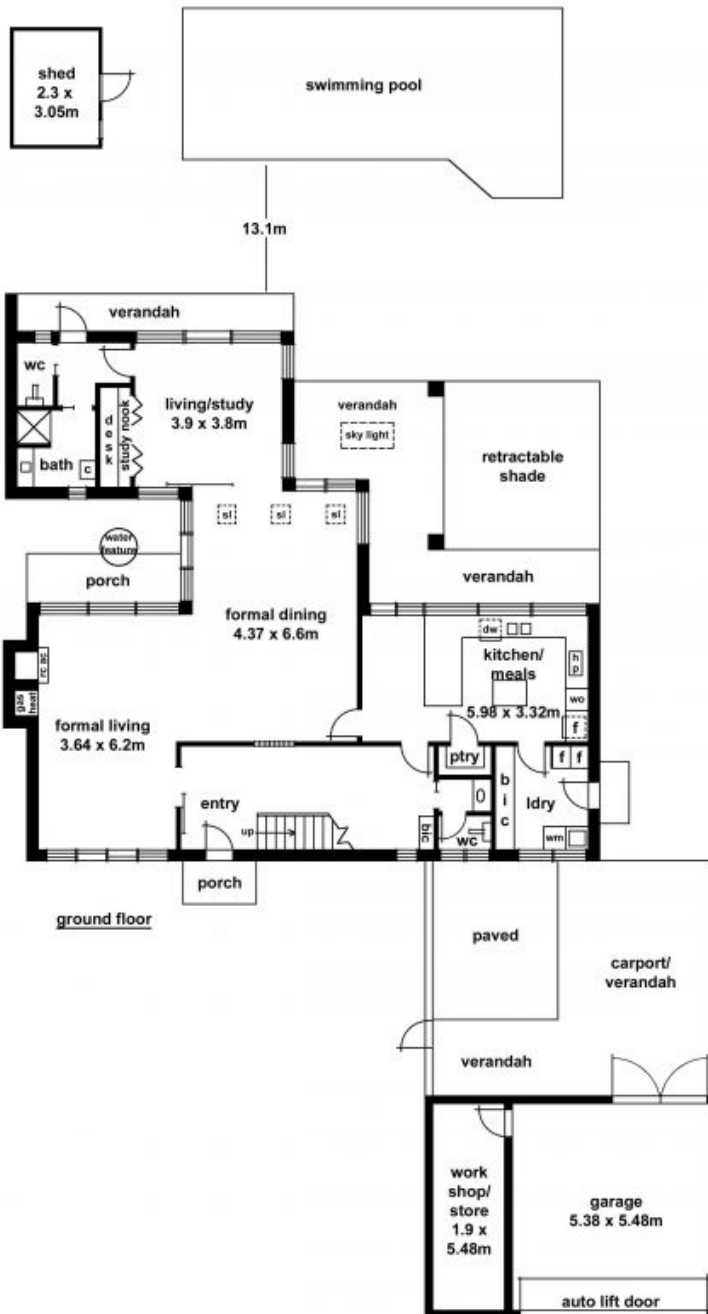


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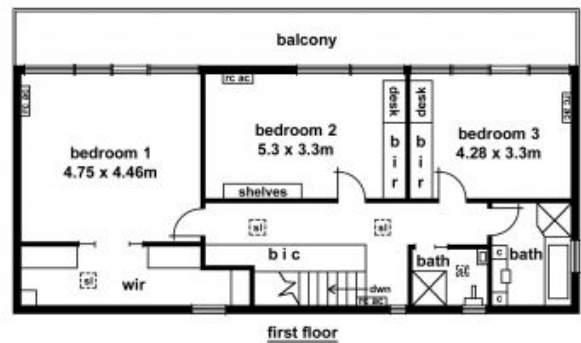
- Solar system 4kw
- Extensive built in cupboards and storage options
- Garden shed
- NBN Connected
- Rain water tank

Situated in this privileged position with added possibilities. Wander to Walkerville Terrace where a terrific selection of cafes and dining awaits. This property is perfect for those looking to move in and enjoy, renovate or rebuild (subject to necessary consents).

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.



ground floor	151.46
first floor	97.94
balcony	22.39
garage	31.56
total approx	303.35sqm



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