



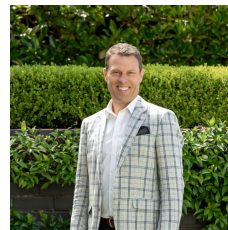
## 25 Cheltenham Street Highgate SA

4 3 2

Laying claim to one of the most sought-after streets in all of Highgate where prestigious schools and popular cafés are a stone's throw away, this stunning c1900 Character Villa embraces every inch of its sprawling 789m2 allotment to deliver a breathtaking property of incredible elegance.

**Land Size** : 789 sqm  
**View** : <https://www.alexanderrealestate.com.au/sale/sa/eastern-suburbs/highgate/residential/house/7577950>

Behind a picture-perfect frontage and elevated to truly enviable proportions, the familiar four-square footprint with heritage fireplaces offers three supremely spacious bedrooms including decadent master upscaled with walk-in wardrobe and deluxe ensuite, and superb formal lounge for dedicated movie nights with the kids before an architecturally engineered extension seamlessly maintains the lofty original 12' ceilings for exceptionally achieved suburban grandeur.

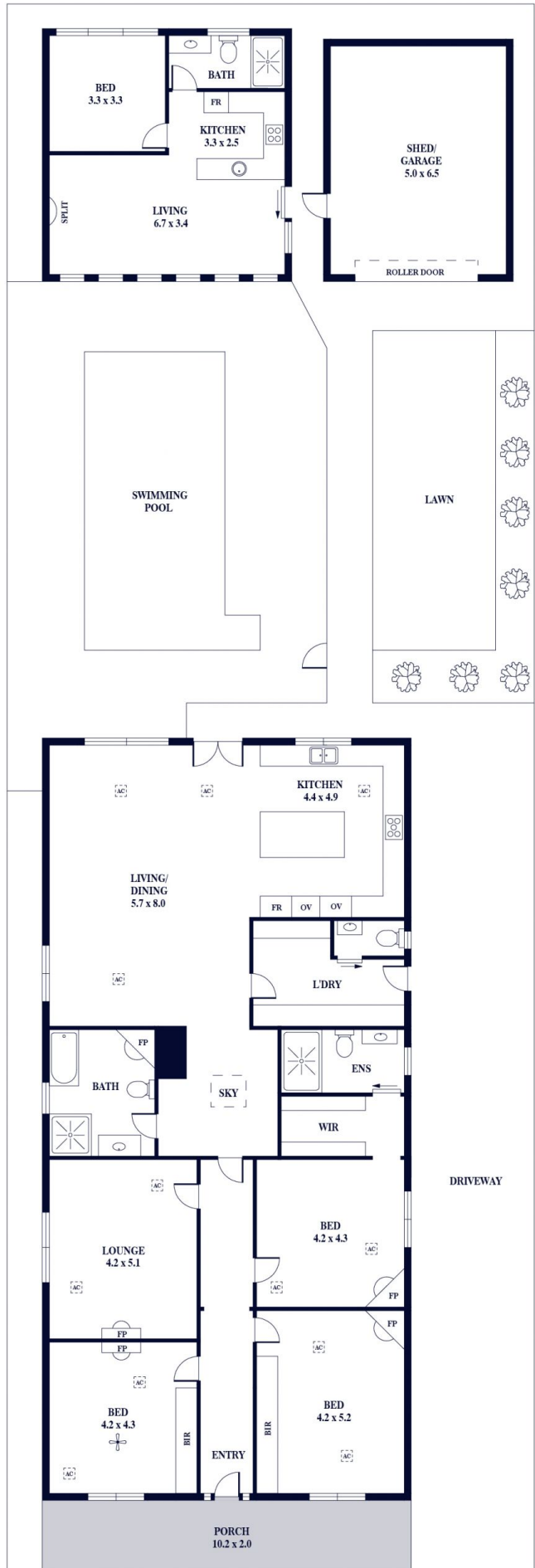


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Showcasing modern open-plan living beautifully blended



Internal - 227.9 SQM  
 External - 98.5 SQM  
 Total - 326.4 SQM



## 25 Cheltenham Street, Highgate

### *Additional Information / Specifications*

- Immaculately updated and extended Character Villa offering 3 spacious bedrooms (2 with BIRs), master with WIR and deluxe ensuite, as well as generous formal lounge that could also serve as a 4th bedroom
- Lofty 12' foot ceilings, solid timber floors, stained glass windows and heritage fireplaces throughout
- Incredible open-plan entertaining potential with stunning contemporary kitchen featuring huge stone island/breakfast bar, abundant cabinetry, and gleaming stainless appliances including dual dishwasher as well as four Smeg wall-ovens
- Luxurious main bathroom with ornamental fireplace, separate shower and free-standing tub
- Superb family-friendly laundry and mudroom packed with storage space
- Sunbathed backyard featuring neat lawn, dedicated vegetable gardens and sparkling salt-water swimming pool
- Beautiful self-contained homette with open-plan layout, modern kitchen, double bedroom and large bathroom/laundry (offering lucrative Airbnb returns)
- Powerful ducted AC throughout, 3-phase power and huge 13.2kw solar system
- Manicured frontage, long driveway and large shed/garage
- Walking distance to Concordia College, Highgate Primary and moments to Glenunga International
- Close to popular cafés and restaurants, as well as both Unley and Hyde Park shopping precincts
- Only 3.5km to Adelaide CBD

Location is key here too with a raft of local cafés, restaurants and delicious takeaway shops all at arm's reach, a short stroll to Concordia College for hassle-free mornings, while the awarded Frewville Foodland, Unley Shopping Centre and the vibrant precincts of Hyde Park are all moments from your front door.