

**105 Frederick Street, Evandale, SA 5069**

NOAKES  
NICKOLAS

**Sold House**

Friday, 11 August 2023

105 Frederick Street, Evandale, SA 5069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 673 m<sup>2</sup>**

**Type: House**

**\$1,565,000**

Auction on Sunday 30th of July at 2PM (Unless Sold Prior). Presenting with timeless street appeal and updated interiors to suit the most discerning of tastes, this beautifully modernised mid 40's double brick home offers generous family living on a hearty 673m<sup>2</sup> Torrens titled slice of Evandale. Manicured gardens and a stone facade frame the porch and entry, where a sleek timber front door guides you onto the equally sleek tiles of the central hall and living spaces, balanced by the warmth and texture of raw brick. Four carpeted bedrooms flank the hall, the main with an ornate ceiling rose, feature pendant lighting and plantation shutters, a large walk-in robe and an ensuite bathroom complete with a bath, rain shower head and double vanity. A second light and bright bathroom services bedrooms two to three, while accessed via the laundry, a powder room adds to the household's everyday convenience. Open plan living expands under lofty ceilings and LED downlights, with an ideal dining space framed by windows, and a generous lounge taking shape before a feature gas fireplace. An impressive gourmet kitchen finds its place at the centre, with a vast Caesarstone-topped island bar, a tiled splashback, contrast cabinetry and stainless steel appliances (including a gas cooktop) powering quiet weeknight meals and weekend entertaining alike. There's no denying this is an address worthy of your best entertaining efforts! Huge glass slide doors slide all the way back to reveal the Alfresco, your second dining space that encourages outdoor dining and living through all seasons. Fitted out with timber bench seating, a built-in BBQ, wiring to mount a big screen and a flow-on deck that extends under the sun, you'll be more than content to spend weekends at home. Wrapped in good neighbour fencing, a spacious backyard comprises of year-round fruit and a large lawn for kids and pets to enjoy, with plenty of space for you to landscape to your heart's content. Updated to the highest of standards and leaving nothing left for you to do, this beautiful family home is ready and waiting for you on Frederick Street. In this fabulous eastern suburbs location you're a stroll from cafes including Nagev, Saha and The Larder, with the convenience of Avenues Shopping Centre or Walkerville both within easy reach. Offering a breezy commute to the CBD down Payneham Road, with the closest bus stop only a 4-minute walk away, and a plethora of quality local schools nearby, settle in to enjoy the good life in Evandale. More features to love:- Reverse cycle ducted A/C plus gas fireplace and ceiling fans to two bedrooms and the Alfresco- Secure garage, double carport and further off-street parking- 13kW solar system, with 3-phase power ready for a battery installation- Gas hot water system- Rainwater tank and irrigation to front and rear- Garden shed- Zoned to East Adelaide School, Trinity Gardens School and Marryatville High, walking distance to St Joseph's Payneham and within the catchment area for Agnes Goode Kindergarten- Easy access to public transport along Payneham Road and Portrush Road- Just 2.7km to the Adelaide CBD Land Size: 673sqm Frontage: 15.24m Year Built: 1946 Title: Torrens Council: City of Norwood Payneham St Peters Council Rates: TBASA Water: TBAES Levy: TBA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.