

11 George Street, Payneham, SA 5070

HARRIS

House For Sale

Tuesday, 6 February 2024

11 George Street, Payneham, SA 5070

Bedrooms: 3

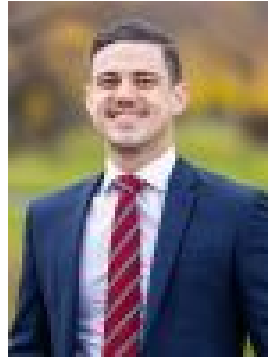
Bathrooms: 1

Parkings: 1

Type: House



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Contact Agent

Take a bluestone character cottage in the finest pocket of Payneham and upscale it into a flawless modern family home - 11 George Street is the best of both worlds wrapped up in a truly impressive package. Radiating C1890 calibre, a symmetrical frontage is offset with veranda, manicured gardens and picket fence, harmonising perfectly with the street scape. Old-world detailing is elevated by subtle Scandi details throughout, bringing new life to heritage scale across the original 4-room floorplan. Two spacious front bedrooms both feature extensive built-in robes, while connected formal living and dining areas offer generous footprint for custom configuration. All boast ornate fireplaces, each centring the space with elegance. Expanding the footprint and smoothly ushering in the 21st century, a sleek gourmet kitchen unites Caesarstone benchtops, walk in-pantry, gas cooktop and Miele dishwasher, ready for everything from the simplest recipe to a masterchef challenge. A vast island bench overlooks an additional living area for easy playtime supervision, while picture windows and French doors unite indoors and out for effortless entertaining. East-facing so you can wake up with the glorious morning sun, a main bedroom is tucked serenely to the rear and fully equipped with walk-in robe. A dedicated study permanently solves the dilemma of where to set up shop on work-from-home days, while a family bathroom with ultra-wide vanity, bathtub, corner shower, separate WC and matte black hardware services all zones with grace. Full width for alfresco dining and lounging simultaneously, a vast rear pergola further maximises that eastern orientation for no shortage of sunrays with your alfresco morning coffee. Lined with hedges, a lush lawn completes the allotment with a private botanical retreat set for green thumbs to thrive without ever having to sacrifice excessive downtime to garden care. Hidden quietly away from all the bustle while still moments from all the action, the finest of the eastern suburbs at your fingertips. Walking distance to specialty shops and supermarkets at Marden Shopping Centre, with Firlle Plaza and all the café culture and nightlife of the Magill Road and Norwood Parade precincts a short drive away. Enviably zoned for Felixstow Primary School and Marryatville High School, with a plethora of private schooling in close radius. The commute is simplified with a 15-minute drive to the city, or easy access by public transport from Portrush Roads. Payneham perfection, personified.

More to Love:

- Secure single carport and additional off-street parking
- Extensive separate laundry with exterior access
- Ducted reserve cycle air-conditioning throughout, fully serviced and maintained, plus additional split-system to rear living
- Garden shed
- Timber floors and plush carpets
- Downlighting
- Ceiling fans
- Plantation shutters
- Instantaneous gas hot water service

Specifications: CT / 5127/471 Council / Norwood Payneham & St Peters Zoning / GNBuilt / 1890 Land / 381m² (approx) Frontage / 12.5m Council Rates / \$1,950.02pa Emergency Services Levy / \$204.95pa SA Water / \$231.54pa Estimated rental assessment: \$700 - \$730 p/w (Written rental assessment can be provided upon request) Nearby Schools / Felixstow P.S, Marryatville H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409