

13 Eton Street, Malvern, SA 5061



Sold House

Thursday, 25 January 2024

13 Eton Street, Malvern, SA 5061

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 746 m2

Type: House



James Robertson
0421882997



Nic Pernini
0468914427

Contact agent

Auction Sat, 17th Feb - 3pm (usp) Sitting where one of Malvern's prestigious no-through roads meets cafe-laden Duthy Street, the scene couldn't be better set for this neat, enduring and exciting C1920s bungalow with room to extend on its 746sqm plot and the 'feel good' factor of knowing that the sale proceeds go to the Salvation Army. Knowing the roof you're putting over your own head helps those in need do the same will put a smile on your face as you step from one large, light filled space to the next of this wonderfully preserved character home with high ceilings, formal and casual living zones, eat-in kitchen, expansive bedrooms and a lock-up garage for good measure. Make the most of this weather and walk to your Duthy coffee date, work off dinner with a kick of the footy at Unley Oval or dust off the push bike and roll into town for dinner and a Fringe show. If you think it feels good buying 13 Eton Street, just wait until you actually live it. Features we love...- Proceeds go to Salvation Army - Enviably placed on one of Malvern's most prestigious streets - Neat as a pin and wonderfully original throughout - The perfect candidate for a modern rear extension - Original features include classic bungalow facade, brick feature fireplaces, sash windows, pronounced architraves and period lighting - Large eat-in kitchen with gas cooktop and plenty of storage - Flexible floor plan includes expansive formal dining and north-facing lounge room - Loads of storage - Separate laundry - Drive-through access to rear carport and garage - Established easy-care gardens - Set back from its no-through street for extra peace and privacy - Walking distance from public transport, Concordia College and cosmopolitan Unley Road- Just a 5-minute drive from the CBD CT Reference - 5227/692 Council - City of Unley Council Rates - \$2,911.00 pa SA Water Rates - \$312.13 pq Emergency Services Levy - \$284.35 pa Land Size - 746m² approx. Year Built - 1925 Total Build area - 238m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 286513