

133 Ayers Avenue, Melrose Park, SA 5039

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 8 May 2024

133 Ayers Avenue, Melrose Park, SA 5039

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Zac Watts

0448217726



Nadia Covino

0427003933

\$930K

Auction Wednesday 22nd of May at 5:30pm (Unless Sold Prior). Occupying a prized corner parcel of a highly sought Melrose Park pocket, this c1955 residence has been transformed into something truly special, bringing a transcendent renovation to its reliably solid home base. Sitting pretty behind an idyllic picket fence and capturing the sublime light of its northern orientation, the home is fronted by large picture windows, shady trees and a freshly painted double-brick façade. Waiting behind, a beautifully reappointed interior, fuses iconic character elements with a stylish yet timeless renovation, elevated between original timber floorboards and high decorative ceilings. Beginning with an elegant formal entry, the footprint favours a spacious formal lounge at the front of the home, granting a sunny backdrop to the front gardens and a cosy place to unwind. Extending upon floating floors, the sunlit dining connects both living and updated kitchen - ready to make dinner prep a pleasant experience aided by a Bosch freestanding oven, marble-look benchtops, subway-tiled splashback and another gorgeous garden outlook - but this time to the backyard. A special space that will naturally draw you to spend more time outdoors, the rear deck provides ample grounds to entertain undercover, overlooking a generous yet manageable expanse of lawn and a fire pit for memorable winter nights toasting marshmallows. Each three bedrooms are fitted with custom 2PAC built-in robes and ceiling fans, whilst the master bestows ultra-spacious proportions and private access to a chic ensuite that creates a haven of its own with a curved mirror, stone benchtops and matte black hardware. The main bathroom follows the elegant lead of the ensuite, also tiled floor-to-ceiling and fitted with a family-friendly semi-freestanding bath. Incredibly easy access to public transport and the eclectic cafés of Winston Avenue comes with the territory, in addition to multiple shopping amenities, quality schooling options and a quick 10-minute city or coast commute - absolutely everything is upscaled from Ayers Avenue. Even more to love:- Torrens-titled, corner allotment- Secure off-street parking behind electric gate- Rear access to additional parking space- Wi-Fi controlled, ducted & zoned R/C air conditioning- New Colourbond roof c2023- Front & rear irrigation- Garden shed- Zoned for Unley High- Proximity to Edwardstown Primary, Castle Plaza, Pasadena Foodland & Westfield Marion Land Size: 448sqm Frontage: 13.41m Year Built: 1955 Title: Torrens Title Council: City of Mitcham Council Rates: \$1724.65 PASA Water: \$193.93 PQES Levy: \$167.90 PA 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.