

**14 Myrtle Avenue, Myrtle Bank, SA 5064**



**House For Sale**

Thursday, 9 May 2024

14 Myrtle Avenue, Myrtle Bank, SA 5064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1146 m2**

**Type: House**



James Robertson  
0421882997



Ellie Swan  
0403577261

## Contact Agent

Auction Sat, June 1st - 11am (usp) Fronting a wonderfully wide parcel tipping the scales at 1146sqm, this C1925 bungalow - with a rear extension so sympathetic that it was simply 'meant to be' - is an impeccable picture of freedom, inside and out. Not since 1998 has this solar-powered home hit the open market, making it a rare chance to secure a character home well-versed in nurturing a growing family and wooing large crowds. Soaring ceilings, ornate fireplaces, plantation-shuttered windows, four light-drenched bedrooms, two bathrooms and a large formal lounge define the versatile original bungalow. Featuring custom handle-less cabinetry, integrated Miele appliances, a north-facing bay window, and a timber-topped breakfast bar with a bench-mounted stove, the kitchen defines the addition. Slide open the floor-to-ceiling glass doors and step from blackbutt floors to a rear pavilion with a distinct curved footprint and elevation over a rear yard with carpet-like lawns and the powered shed you've been craving. Myrtle Bank is a leafy suburb that feels further removed than the 10-minute drive to the CBD suggests, ensuring you'll love coming home - and leaving it to enjoy the esteemed schools on its roll call, buzzing shopping precincts on its doorstep, and its gateway to the Adelaide Hills. It was definitely meant to be. Features we love...- Adored, updated and extended by its long-standing owners- Landscaped gardens and gorgeous bungalow facade create beautiful street presence- Powerful 5KW solar system for heavily reduced energy bills - Flexible footprint with four bedrooms and multiple living zones - Ducted reverse cycle airconditioning for year round comfort - Storage galore and large separate laundry - Dishwasher and integrated microwave - Solar hot water- Awning to rear pavilion - Carport and off-street parking for at least five cars- Drive through access to rear - Powered garage and additional garden shed - Walking distance from public transport - Moments from Burnside Village and Mitcham Square shopping precincts - Close to Seymour, Scotch and Mercedes Colleges - A stroll from Waite Oval/Wetlands CT Reference - 5442/156 Council - City of Unley Council Rates - \$2,911.00 pa SA Water Rates - Not declared Emergency Services Levy - \$284.35 pa Land Size - 1,146m<sup>2</sup> approx. Year Built - 1925 Total Build area - 353m<sup>2</sup> 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 275403