

**15 Ella Street, Parkside, SA 5063**

**HARRIS**

**House For Sale**

Wednesday, 12 June 2024

15 Ella Street, Parkside, SA 5063

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Georgie Todd  
0420492936



Alexandra Green  
0424575570

## Contact Agent

Auction 3pm Saturday 22nd June A symmetrical sandstone villa that embodies everything that makes Parkside so coveted, 15 Ella Street honours the past and scaffolds your future simultaneously. C1900 origins are celebrated throughout, soaring ceilings, decorative mouldings, and ornate fireplaces defining three spacious bedrooms with their own unique detailing. From main bedroom with walk-in robe and upscale ensuite, to equally high-end family bathroom, the floorplan offers the ultimate framework for bespoke configuration, ready to be set up exactly how you like. An expansive open-plan living area extends the footprint south and seamlessly introduces the 21st century, striking gourmet kitchen providing an intuitive home hub. A glass splashback and stone-look benchtops radiate style, while ultra-wide cooktop, dishwasher, and integrated rangehood deliver substance to match, vast breakfast bar connecting all zones for smooth flow. Concertina doors guide to rear yard, blending indoors and out with ease. An extensive workshop is on hand for passion projects or adaptation as home gym, games room, or retreat, while the allotment is wrapped with just enough lush lawns, hedges, and cottage gardens to satisfy the smallest and furriest family members and green thumbs alike. Located on a quintessential Parkside Street with a passionate community as your neighbours, you're right amongst the best of the city fringe. A short walk delivers you to an abundance of cafes, eateries, gyms and lifestyle along the Unley Road precinct, plus beloved Frewville Foodland close by for gourmet grocery run. Coveted zoning for Parkside Primary and Glenunga International High Schools, plus proximity to numerous private schooling options, guarantees education success, while your commute has never been simpler, with city fringe placement making it simple to walk, uber, ride, e-scooter or drive – the choice is yours. All the boxes ticked for a life well lived – the next chapter looks bright on Ella. More to love: • 34 panel, 13.26KW solar system, installed 2022 • Secure double carport with rear yard access • Additional off-street park • Heritage features throughout - leadlight, high ceilings, victorian cornices, ornate fireplaces • Concealed European laundry • Ducted reverse cycle air-conditioning throughout • Security system with monitoring provisions • Security screens • Polished timber floors and plush carpets • Rainwater tank • Provisions for surround sound to lounge and outdoors Specifications: CT / 5836/449 Council / Unley Zoning / EN Built / 1900 Land / 406m<sup>2</sup> (approx) Frontage / 13.41m Council Rates / \$2,394.50pa Emergency Services Levy / \$242.75pa SA Water / \$357.60pa Estimated rental assessment / \$750 - \$795 per week / Written rental assessment can be provided upon request Nearby Schools / Parkside P.S, Gilles Street P.S, Goodwood P.S, Glenunga International H.S, Mitcham Girls H.S, Urrbrae Agricultural 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