

**16 Janet Street, Evandale, SA 5069**

**HARRIS**

**Sold House**

Friday, 11 August 2023

16 Janet Street, Evandale, SA 5069

**Bedrooms: 3**

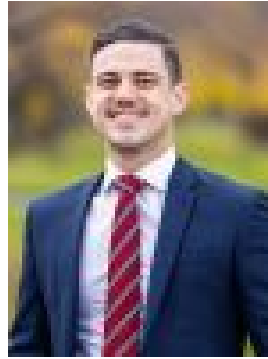
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Contact agent

Discover the epitome of luxury family living within this remarkable Bluestone Cottage ...Situated on one of Evandale's most picturesque streets, this C1890 symmetrical cottage is truly captivating at first glance. The meticulous restoration of this home, combining preserved character features with a modern extension, is sure to impress even the most discerning buyer. Step inside, and you'll be greeted by soaring 10-foot ceilings, polished pine hardwood floors, intricate cornices, and stunning fireplace features. The ceiling roses add a touch of elegance, while the rear entertaining area provides a year-round haven for relaxation and enjoyment. As you explore further, you'll discover three generously sized bedrooms, each adorned with charming ornate fireplaces. The family-sized lounge area exudes the charm and sophistication characteristic of its period era. The original symmetrical floorplan, with four main rooms leading off a long central hallway, gives way to a spacious and sunlit addition. The open plan living area takes center stage, boasting a gourmet kitchen that will leave you in awe. Indulge in the 40mm stone benchtops, sleek 2PAK kitchen cabinetry, top-of-the-line European appliances, and a delightful penny round splashback. Adjacent to the kitchen, the recently transformed bathroom and laundry feature polished concrete benchtops, 2PAK cabinetry, and a luxurious rainfall showerhead. Step outside, and you'll find a charming timber deck that sets the scene for tranquil al fresco moments. The deck overlooks a beautifully landscaped and fully fenced rear garden, providing a peaceful oasis. Through the bi-fold doors, you'll appreciate the attention to detail that has gone into creating this space, with hardwood decking, subtle down lighting, and a ceiling fan to ensure comfort while entertaining throughout the year. Completing this remarkable home is a convenient 2-car carport with an automatic roller door and instant gas hot water. With its idyllic setting and ample space for you, your family, and even your furry friend, this property promises a life filled with happiness and contentment.

What we love:- Double sets of built-in robes to all bedrooms.- Ducted R/C heating and cooling throughout the home.- Kitchen with walk in pantry, 900mm freestanding gas cooktop and oven, 900mm range hood, double sink with mixer tap and dishwasher.- Fully tiled Bathroom with bathtub- East care gardens with high quality artificial turf- Tool shed

Specifications:CT / 5117/340Council / Norwood Payneham & St PetersZoning / Established NeighbourhoodBuilt / 1890Land / 386m2Frontage / 12.31mCouncil Rates / \$2092.71paEmergency Services Levy / \$216.30paSA Water / \$243.05paEstimated rental assessment: \$720 - \$750 p/w (Written rental assessment can be provided upon request)Nearby Schools / Trinity Gardens School, East Adelaide School, Marryatville H.SDisclaimer: 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