

**2 Phillis Street, Maylands, SA 5069**



**House For Sale**

Wednesday, 12 June 2024

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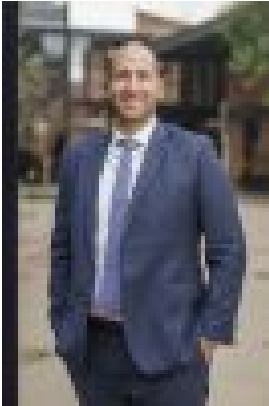
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 465 m2**

**Type: House**



Alex Ghinis  
0455386102



Peter Kiritsis  
0411501520

## Auction On Site Saturday 22nd June @ 10am

Upcoming Inspections // Saturday 22nd June 9:30am // Auction Commence 10:00am\*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\*The stone facade is almost where its signature villa tradition ends in an exacting redesign embodying light, space and lifestyle on the elite edge of Magill Road and cosmopolitan Norwood.Creating flow and custom storage where it never existed makes this a replay you'll never forget, let alone expect. A breath of unique 3-bedroom luxury for the non-stop executive, entertainer or discerning downsizer, assembled by the adept hands at Mobbs Construction.It retains every attribute we love - timber floors, lofty ceilings, leadlight and decorative feature fireplaces - yet the villa's bold new look is easier to envy than to put into words.Soaring timber-clad ceilings, heated polished concrete floors, and an industrial-chic kitchen that transitions into sunbathed outdoor dining, graduating to a fully paved and low care backyard.Upkeep is virtually non-existent. The laundry finale rounding off with more joinery and benchtops equally valuable for entertaining.What was once a formal lounge now loosens its tie with a walls-down kitchen/dining merger adding sky-high joinery for a library alter ego; the kitchen's angles celebrated by panoramic sliding glass.With all three double bedrooms fitted with custom robes, your domain relaxes into a box window love seat, taking a robed journey past a makeup station to an ensuite going beautifully rogue with vertical tiles.From here, you're a tree-lined walk from a Two Pairs browse, brunch at Nourish'd, or dinner along The Parade via Osmond Terrace and its own parade of plane trees; more reason to make Mayland's most minimalist chic, yours.Practical and impressive. This is as good as Phillis gets.Villa luxury with an all-new identity:c1900 return verandah villa extended & renovated by Mobbs ConstructionsArchitecturally designed by Taylor Buchtmann ArchitectureSecurely gated arrival with carportRenovation/additions by Mobbs ConstructionDouble bedrooms 2 & 3 offer custom BIR'sRemodelled main bathroomBedroom 1 features a boxed love seat, luxe WIR & ensuiteLibrary-style display joinery to living roomIndustrial chic open plan kitchen with a Falcon 900mm gas cooktop & water filtrationDesigner laundry with custom storagePolished concrete floors with underfloor heatingGraduated rear timber patio deck - semi-undercoverR/C A/C comfort & alarm securityRainwater tankRear garden shed/storageAnd much more...\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.\*