

26 Dover Street, Maylands, SA 5069

House For Sale

Thursday, 9 May 2024

26 Dover Street, Maylands, SA 5069

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 594 m2

Type: House



Tim Thredgold



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Auction - 1 June at 10.30am

Proudly standing on a tranquil, tree-lined street, this beautiful character cottage boasts a coveted address and lifestyle. It offers a unique opportunity to extend, renovate, and create a sensational, modern family home. The home features high ceilings and three spacious bedrooms with ceiling fans. The main bedroom includes a fireplace. The central living area is flooded with natural light and retains some character features, including a fireplace. There's also air conditioning and a ceiling fan for comfort. To the rear, you'll find a modern eat-in kitchen and dining area with the potential for a study nook. The kitchen looks out directly to the rear garden and entertaining area and offers a gas cooktop and oven with a stainless-steel canopy and ample bench space. Two ceiling fans in this area are a welcomed addition. The family bathroom is also located at the rear of the home, complete with a full-sized bath, separate toilet, and laundry facilities. The north-facing rear garden features a pitched roof pergola and a paved outdoor alfresco area. Surrounded by an established garden and lawn, this space offers ample room for off-street parking, conveniently accessible from the shared driveway. The expansive rear garden boasts lush grass, mature trees, two garden sheds, and an abundant space for outdoor activities and entertaining family and friends. This property is a blank canvas for renovation and expansion, subject to all necessary consents. Features include:

- Large 594sqm allotment (48m approx. deep)
- Character features throughout
- Timber flooring
- Air conditioning in the living area
- Ceilings fans throughout
- 2 garden sheds
- Outdoor entertaining
- Watering system to the front garden
- Spacious rear yard

Situated just minutes from the Parade, Norwood and the Avenues Shopping Centre, with convenient access to local cafes, shops, cinema, amenities and public transport. Just a short drive to the CBD. The property is zoned for East Adelaide Primary, Trinity Gardens Primary, Adelaide High and Adelaide Botanic High Schools. Easily accessible to quality private schools include Pembroke School, Seymour College, Prince Alfred College and St Peters College. 26 Dover Street will become the dream home for the long-awaited buyer seeking to embrace the character and charm of this sandstone-fronted residence in this near-city suburb.* Property Information *Title Reference: Volume 5871 Folio 213 Council: Norwood, Payneham & St Peters Council Rates: \$2,282.00 per annum ES Levy: \$231.40 per annum SA Water: \$258.40 per quarter Year Built: 1890