

**27 Marlborough Street, Malvern, SA 5061**

**House For Sale**

Thursday, 14 March 2024



27 Marlborough Street, Malvern, SA 5061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 892 m2**

**Type: House**



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## Contact Agent

Auction Sat, 6th Apr - 2.30pm (usp) The last stop on a jacaranda-lined no-through road, the perks of its corner plot are just the start for this palatial return verandah villa proud of its huge light-filled spaces, beautifully preserved C1910 features and an architectural rear addition that makes open-plan living, alfresco pavilion and oversized swimming pool the focal points of daily life on the doorstep of Duthy Street's cafes. The original home alone - featuring up to four bedrooms and two formal living zones - stamps a big mark and still leaves so much room for an extension that utilises expansive sliding doors and the kitchen's servery window to blur the lines between indoors and out. With stone benchtops, 900mm freestanding oven, dishwasher, breakfast bar, rattan pendant lighting and plenty of storage, the kitchen epitomises the home's supreme functionality and a sleek aesthetic that extends to its fully-tiled wet areas. A built-in alfresco BBQ puts the exclamation mark on this consummate entertainer that comes into its own in the warmer months and laps up the colder ones, when weekends are all about walking down to Unley Oval for a footy game, family bike rides to the Central Market or lazy days at a home that puts Concordia College and Unley's boutiques and shopping precinct on a platter. Features we love...- Timeless sandstone villa facade, set back to impose on its boundless parcel - Prized corner position at the conclusion of a no-through road - Original features include colourful leadlight windows, polished floorboards, hallway arches, ornate fireplaces and heavenly-high ceilings - Ultra flexible floorplan with multiple living zones to call on- Modern open-plan addition with striking engineered timber flooring, feature fireplace and equally high ceilings - Large solar heated pool with glass fencing - Full of natural light from start to finish - Updated main bathroom with full-height tiling, freestanding bath and frameless walk-in shower - Custom storage throughout - A mix of ducted and split temperature control for year round comfort - Large separate laundry - Landscaped gardens and large lawned area for pets and play - Two storage sheds and off-street parking for multiple cars - Just 5 minutes from the CBD - Walking distance from Unley Shopping Centre CT Reference - 5395/746 Council - City of Unley Council Rates - \$4,742.15 pa SA Water Rates - \$461.79 pa Emergency Services Levy - \$431.75 pa Land Size - 892m<sup>2</sup> approx. Year Built - 1910 Total Build area - 359m<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 275 403