

27 Phillis Street, Maylands, SA 5069

HARRIS

House For Sale

Thursday, 7 December 2023

27 Phillis Street, Maylands, SA 5069

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Contact Agent

Auction | 6pm Tuesday 19th December (unless sold prior) Bursting with soul, space and scope, in prime position in one of the most exclusive pockets of the inner-east, 27 Phillis Street will capture your heart in record time. A striking stone frontage is offset with veranda and lush manicured gardens, harmonising perfectly with the leafy street scape. Authentic heritage detailing is elevated by a crisp contemporary colour palette throughout, bringing new life to soaring ceilings, decorative mouldings, and ornate fireplaces across three spacious bedrooms, all with built-in robes. Boasting floor-to-ceiling tiles, walk-in shower with frameless screen and wall-hung vanity, an updated bathroom is quietly tucked away. A rear living suite connects lounge room, sleek Jag kitchen and dining area, full-length bifold doors positioned to make the most of the morning light and blend indoors and out seamlessly. Truly all seasons, the vast rear deck takes alfresco entertaining to new heights, enveloped by zip-track blinds and canopied with fans and HeatStrip heating. An outdoor kitchen guarantees effortless entertaining, uniting gas-plumbed Weber BBQ with fridge cavity and plumbed sink, while additional bar area is set for summer sips or winter reds overlooking expansive rear yard. Lush lawns lined with hedges complete the allotment with a private botanical oasis, and highlight scope for a bespoke extension in due course. The best of Maylands is seconds away, with Magill Road, Norwood Parade and Payneham Road shopping precincts at your fingertips. All your educational needs are sorted, with Trinity Gardens School within walking distance, zoning for Adelaide and Adelaide Botanic High Schools, and numerous private schooling options within easy reach. A quick 10-minute commute to the Adelaide CBD by car, or harness regular public transport from Magill or Portrush Roads to make the morning commute easy. More to Love:- Character features throughout – decorative mouldings, lofty ceilings, fireplaces, high skirtings, leadlight windows, archways, polished timber floors- Cellar in kitchen- Daikin ducted reserve cycle air-conditioning- Single off-street park behind secure electric gate, with scope to expand further- Video intercom system and automatic pedestrian gate- Separate laundry with exterior access- Garden shed- Polished floorboards and plush carpets- Downlighting- Ceiling fans- Irrigation system in front garden- Sky lights- Security system- Plantation shutters Specifications: CT / 209/790 Council / Norwood Payneham & St Peters Zoning / EN Built / 1890 Land / 457m² Frontage / 12.5m Council Rates / \$2,235.39pa Emergency Services Levy / \$227.65pa SA Water / \$254.56pa Estimated rental assessment / \$700 - \$730 per week / Written rental assessment can be provided upon request Nearby Schools / Trinity Gardens School, East Adelaide School, Adelaide Botanic H.S, Adelaide 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