

**3/195 Fisher Street, Malvern, SA 5061**



**Unit For Sale**

Friday, 8 March 2024

3/195 Fisher Street, Malvern, SA 5061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 256 m2**

**Type: Unit**



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## **Auction On-Site Sunday 24th March 12PM \$595,000**

Auction On-Site 24th of March @12pm (Unless Sold Prior) There are limited ways to edge into the prestigious Malvern property market, and this sunny 2-bedroom transformation might be one of the best... Set amongst grand estates and glorious villas, a tree-lined stroll from Duthy Street and Unley Road, this ultra-chic secret lives the high life alone within a gated and private sanctuary. Follow the garden path to the final - and finest - solid brick unit in this quiet clutch of three, swaddled by a landscaped entertainer's garden your closest neighbours can only wish they had. Gleaming in fresh hues, copious sunlight, and a vast array of upgrades including a new kitchen, fully tiled bathroom, and light-filtering plantation shutters, the only clues to its 1970s past are the original floorboards, decorative cornices, and big bay windows that bring the lush outdoors in. For couples, singles, executives or the selective downsizer, this nimble classic makes an incredible impact from breakfast till bedtime. From the sleek 2-pac kitchen joinery, high end Smeg appliances, limestone splash backs and brushed nickel tapware to the sublime bathroom's highlights: an oak wall-hung vanity, stone benchtops, and goose neck shower head. These are the luxuries you'll enjoy every. single. day. And alfresco dining under the colour and canopy of a wisteria-clad pergola, backdropped by turn-of-last century stone walls - a high note of historic Malvern - says everything about your esteemed locale and the lifestyle your hideaway hinges on. A Mother's Milk, The Cremorne Hotel, Walford Girls School, Concordia College, Highgate Primary to Heywood Park, and all less than 4kms to the GPO says the rest. Undercover parking and bike storage, garden shedding, veggie beds and more - and you thought you'd never afford Fisher Street... Unit by name, but not by nature: • Secluded rear position on 256sqm (approx.) • The largest of its quiet solid brick trio in secure, gated privacy • Privately managed strata with no quarterly admin fees • Sitting at the rear of a quiet group of 3 • Ambient & unexpected patio entertaining • 2 double bedrooms with robes & ceiling fans • Split system R/C A/C comfort • Newly renovated kitchen, bathroom & WC • Smeg kitchen appliances, 2-pac soft-close joinery & stone benchtops • Hi-flow water filtration • New plantation shutters • New laundry tiles • Fully landscaped gardens • Generous rear garden with lawn, veggie beds & a storage shed • Zoning for Highgate Primary & Unley High Schools • And more... Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Certificate of Title - 5046/587 Council - City of Unley Zoning - EN - Established Neighbourhood Year Built - 1973 Land Size - 256 sqm (approx.) Council Rates - \$993.25 pa SA Water Rates - \$219 pq