

**3 Methuen Street, Fitzroy, SA 5082**

**HARRIS**

**Sold House**

Tuesday, 23 January 2024

3 Methuen Street, Fitzroy, SA 5082

**Bedrooms: 4**

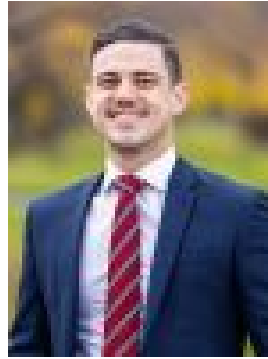
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,900,000**

A stately C1928 bungalow that blends the two eras flawlessly, all at an iconic address in tightly-held Fitzroy – the future looks as grand as the past at 3 Methuen Street. North facing orientation guarantees glorious natural light, two-tone brick façade and tessellated tile veranda radiating street appeal and harmonising with the heritage streetscape. A wide entryway introduces soaring ceilings, fretwork, picture rails, polished floorboards and intricate leadlight glass, carrying rich detailing across the original footprint. The classic floorplan spans two generous front bedrooms, each further enjoying that northern orientation for ample sunrays, both anchored by brick fireplaces and complete with built-in robes. A full-scale family bathroom delivers high-end with Lanark spa bath, ultrawide wall hung vanity with double basin, heated towel rail and floor to ceiling tiling bringing high-end calibre to everyday routines. An expansive main bedroom suite expands the scale further, walk-in robe and equally luxe ensuite creating the ultimate parents retreat, while an additional bedroom provides scope for bespoke configuration, the ideal work-from-home suite, nursery, playroom, further bedroom, or all the above as your needs change or grow. Ushering in the 21st century seamlessly, soaring cathedral ceilings rise to meet clerestory windows for the ultimate in open-plan living across an architectural extension. Wood-look gas heater, niche shelving and Bose surround sound speakers are on hand for the full home cinema experience, while feature pendant lighting defines a dining zone without interrupting the flow. Overseeing it all, an enviable kitchen layers dual-tone caeserstone with contrast cabinetry for a truly impressive home hub. Boasting a full suite of stainless-steel appliances, including induction cooktop and pyrolytic oven, and complete with waterfall island bench to unite all zones, it's a workspace as initiative as it is sleek. To the rear, a timber-wrapped alfresco entertaining area faces east for the maximum dose of vitamin D with your morning coffee. Lush lawns and manicured gardens completing the allotment with botanical privacy, while a powered shed is on hand for passion projects of any scale. When you do need to venture out, you're just a stone's throw from the Prospect Road and North Adelaide café, restaurant and retail cultures. Finetune your new routine selecting the finest produce from Schinellas, grabbing your morning brew at Cotto, working your way through the sandwich renaissance at Bottega Bandito, or a kicking back and enjoying a latest release movie at Palace Nova Prospect or the Piccadilly. Only a 10-minute drive to the CBD, with Adelaide's finest public and private schooling in a close radius for a streamlined commute and school run. Whichever way you look at it, it's grand indeed. More to love:- Solar system with 12 panels and inverter- Double carport with auto roller door, plus pedestrian access to rear living for an effortless homecoming- Additional off-street parking behind electric gate- Ducted reverse cycle air-conditioning- Spacious modern laundry with guest WC- Dual Bosch gas hot water services with interior temperature control panels- Security system - NBN ready- Look-C intercom system- Puratap to kitchen- Freshly repainted

Specifications: CT / 5601/328 Council / Prospect Zoning / EN Built / 1928 Land / 529m<sup>2</sup> Frontage / 15.24m Council Rates / \$2,946pa Emergency Services Levy / \$275pa SA Water / \$483pq Estimated rental assessment: \$980 - \$1,050 p/w (Written rental assessment can be provided upon request) Nearby Schools / North Adelaide P.S, 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