

31 Maesbury Street, Kensington, SA 5068



Sold House

Monday, 14 August 2023

31 Maesbury Street, Kensington, SA 5068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 355 m2

Type: House



Hailey Colledge

0451224966

\$1,450,000

Auction Location: on site **CONTRACTED AT AUCTION** In an utterly blue chip position packed with history and surrounded by heritage dwellings, this picture-perfect c1890 Victorian classic single-fronted cottage nestled on 355sq.m (approx.) is a flawless fusion of old-world charm and contemporary style. Original dimensions have been immeasurably enhanced and extended to offer a charming 2-level, 3 bedroom, 2 bathroom plus freestanding studio, family residence. Beyond verdant hedging and gorgeous Bluestone facade with bullnose verandah that retain the grace of the era, a leadlight entry and deep arched hallway introduce beautifully presented interiors showcasing extra-high ceilings, ceiling roses and original Baltic Pine flooring flowing past two double bedrooms (BIRs) and tranquil formal lounge. Crowned by decorative cornices encasing a pressed metal ceiling, this elegant room glows with a gas flame fireplace, and is kept comfortable year-round by r/c air-conditioning. The original footprint of the home ends here and steps down to a central lobby (with pet door & handy side access), Euro laundry, sleek family bathroom with bath, walk-in shower and w.c. and then into the heart of the home. With a focus on relaxed living and entertaining, the glorious sun-filled open plan living/dining domain presents a gourmet kitchen with impressive waterfall-edged breakfast bar, granite composite benchtops, dishwasher, generous 900mm s/steel gas oven, 5-burner cooktop, soft-closing cabinetry and walk-in pantry. Flaunting seamless indoor-outdoor connections, the living zone is book-ended by glazed and tall French doors - the Eastern doors spill out to a paved courtyard featuring an electric 5-person chlorinated spa with shade-sail; while the Western side opens to an idyllic, pergola-protected, split-level alfresco deck with both sitting and dining areas framed by lush foliage and water feature. A true master retreat enjoys upper level seclusion with pitched ceiling (5 x skylights), bedroom, sitting and desk areas, walk-in robe and luxe ensuite with stunning patterned tiled floor, twin vanities, large frameless glass shower & w.c. Another stand-out addition is the separate studio (or home office/teenage retreat) accessed off the very secure and private rear paved courtyard. This home of flawless ambience and refinement is enhanced by: • Double width carport • Split system a/c in lounge, living domain, studio & master suite • Floating Australian Oak floorboards in rear living zone • Beautiful pendant lighting t/out • Classic plantation shutters in front 3 rooms • Ceiling fans in all bedrooms • Timber laminated flooring in upstairs master suite • 12kW Solar power & Tesla Battery • Overhead fan in alfresco decked area • Gas-plumbed outdoor kitchen with b.i. cabinetry Exclusively tucked away in one of the suburb's most tightly-held pockets loved for its low-traffic/high-amenity convenience, you can leave the car at home and walk to Kensington Oval and playground, the vibrant array of shops, cafes, wine bars, hotels and cinemas on both Kensington Road and The Parade. Just footsteps to either Pembroke College or Marryatville Primary, and close to St Ignatius College Junior School, St. Joseph's Memorial (Primary) School & Loreto College. With an easy 100m stroll to bus stops on both main roads, a 10-minute commute to the CBD and everything at your doorstep, it's easy to imagine your dream lifestyle here! **AUCTION: Friday, 25th August at 11am, on site. CONTRACTED AT AUCTION** CT: Volume 5304 Folio 182 Council: Norwood Payneham St Peters Council Rates: \$2,187.83 per annum (approx) Water Rates: \$250.73 per quarter (approx) Land size: 355sqm (approx) Year built: 1890 (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/MsyJarxdv7lp> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Janine Bergin and Hailey Colledge to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public: - (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.