

31 Malvern Avenue, Malvern, SA 5061



House For Sale

Monday, 4 March 2024

31 Malvern Avenue, Malvern, SA 5061

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 390 m2

Type: House



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\$2.5m - \$2.75m

Offers Close Thu, 28th March - 12pm (usp) From the moment you arrive at no. 31, there is instant appeal with an immaculate rendered façade, soaring height, cocooned in a secure, lock-up & leave environment. An electronically controlled slide gate opens to a wide driveway, through to the 2 automated panel-lift doors to the tiled-floor double garage. There is camera intercom installed to the front gate for guest entry. An impressive entry to an immaculate, contemporary interior. Off-white wall décor complements the polished porcelain floor tiles, rich western red cedar windows & doors. Left of entry, the light-filled master enjoys perfect northern orientation with an outlook over the front garden & over to the street. There is a luxe 2-person en-suite & walk-through dressing room, providing extensive storage cupboards, shelving & hanging space. Superb, open plan living & dining in the centre of the ground floor includes a modern gas log fire & wall-mounted flat screen television. Large picture windows & a set of classic French doors from the living, open to magnificent, all-weather covered entertaining – perfect for large scale parties, includes stainless steel ceiling fans & a commercial-style outdoor barbeque with stainless steel canopy rangehood. A walk-way along the western boundary leads to a gate, opening to the fully tiled, gas heated lap pool & spa, complete with a remote-controlled vergola above. Cook up a storm in the stunning, near-new 'jag' kitchen, with a calming view over to the sparkling pool. The well-designed kitchen features polished Caesarstone benchtops & splashback, first class appliance package offering 2 wall ovens, warming drawer, coffee machine, zip tap offering hot, chilled & sparkling water, induction cooktop, 2-drawer dishwasher, double sink & there is a walk-in pantry room. The kitchen adjoins a casual living area, which is fitted with extensive 'Jag' cabinetry & a wall-mounted television. Entertaining is easy, as direct access is provided from the dining area to the outdoor living. Enjoy the benefit of a separate wine room, lined with quality cabinetry & under-bench wine fridges. A cleverly positioned bathroom with up-dated fittings is perfect for pool use, outdoor entertaining and services the ground floor. The laundry room is located behind the kitchen and provides direct access to the clothesline along the eastern side path. The upper level of the home is ideal for children. There is a large open rumpus area at the top of the stairs, complete with a projector, screen & home theatre equipment (note: no warranty is provided for these items, as the owners purchased the property with this equipment & have not used them). There is also a computer nook in this area, along with a door to extensive roof storage. Superb northern orientation in the rumpus area, with loads of natural light streaming through, plus a door opening to a private balcony. The main 'family size' bathroom is central to the upper floor. Bedrooms 2 & 3 are extra-large and each provide a walk-in robe. Extras include: ducted reverse-cycle air-conditioning (zoned), security system, sensor lights, camera intercom, led downlights, 6.5 kw of solar, 13 kw battery, 3 flatscreen televisions, outdoor sound speakers, resort-style plantation shutters, manual pool equipment, home theatre equipment & all potted plants. The home is located less than 5 km's to the city & on easy route to the Adelaide Hills & beach. Close to Walford school, Concordia, Scotch & Mercedes Colleges. Local shopping includes Mitcham, Arkaba, Unley & Foodland Frewville. Certificate of Title - 5868/397 Council - City of Unley Zoning - GN - General Neighbourhood Year Built - 2004 Land Size - 390 sqm Total Build area - 358m² Council Rates - \$3,943.95 pa SA Water Rates - \$396.55 pq Emergency Services Levy - \$367.50 pa 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 275403