

31 Phillis Street, Maylands, SA 5069



House For Sale

Tuesday, 28 November 2023

31 Phillis Street, Maylands, SA 5069

Bedrooms: 3

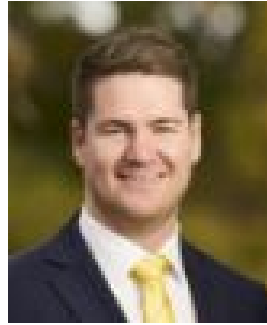
Bathrooms: 1

Parkings: 2

Type: House



Andrew Welch
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Tim Knowling
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Auction Thu 14 Dec at 12:30pm on site

Striking a beautiful balance between period charm and contemporary comfort, this renovated 3 bedroom, double-fronted cottage (circa 1890) is captivating with its unique inspired flair, dual living spaces, internal courtyard and private rear garden setting. Set behind a pretty white picket fence, the bluestone façade with front verandah presents a picture perfect welcome into a hallway where engineered timber flooring enhanced by soaring ceilings and gleaming white interiors make a dramatic style statement. Three charming bedrooms (two across the front) are all fitted with mirrored built-in robes; while the sparkling bathroom offers a deep bath, frameless glass walk-in shower and w.c. Plus, there is the convenience of an additional separate w.c. Broad format grey tiled flooring signifies the transition from the original part of the home to the modern domain. Here a surprisingly spacious family room is full of natural light thanks to the wall of glazing which steps out to the fully enclosed North-facing central courtyard and outdoor kitchen. With striking exposed brick and stone walls, overhead and mood lighting and pitched roof pergola, plus the convenience of cabinetry with sink and stainless steel rangehood, this is a brilliant setting for all weather dining and entertaining. Extensive glazing also illuminates the open plan living/dining and kitchen zone at the rear which boasts a freestanding slow combustion heater for cosy winter nights. The kitchen stars a charcoal grey topped breakfast bar with feature pendant lighting, stainless steel oven, dishwasher and gas cooktops. Glass doors extend this generous space outdoors where you can soak up the morning sun, relax or dine alfresco style in the rear paved courtyard and garden. The auto-doored garage accessed from Dover Street, accommodates 2 cars (parking end-to-end) and is fitted with abundant storage and double doors into the back garden. Other sought-after features include:-

- Ducted reverse-cycle air conditioning in all 3 bedrooms
- Split system air conditioners in family room and casual living/dining
- Ceiling fans in second bedroom & internal courtyard
- Modern skylit laundry with bench & cupboard space
- Wall of built-in cupboards in hallway One of a pair and blissfully low-maintenance, this property is perfect for downsizers, small families or investors. Situated amongst other character homes just down the road from the popular Maylands Hotel, this highly sought-after locale is close to the City, bus transport, the new Aldi, eclectic mix of shops on Magill Road and the excitement of The Parade. Families have a wide choice of quality schools nearby - Trinity Gardens Primary, Norwood Primary, St Joseph's School, St Ignatius College Junior School, Pembroke, Loreto & St Peters Colleges - to name just a few. It's certain to fill your wish list - Game On!

Auction: Thursday 14th December at 12:30pm on site
CT: 5004/190
Council: Norwood, Payneham & St Peters
RLA 312012