

34 Frederick Street, Maylands, SA 5069

**NOAKES
NICKOLAS**

House For Sale

Thursday, 16 May 2024

34 Frederick Street, Maylands, SA 5069

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 507 m2

Type: House



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Best Offers By 3/6 (USP)

Best Offers By Monday 3rd of June at 1pm (Unless Sold Prior). Here's one that has all the potential to become your prized home in Maylands. Offering a character C.1900 three-bedder on a manageable 507m² allotment, this much-loved family home is ready for a breath of new life styled your way. A timeless freestone cottage-esque facade ensures enduring street appeal on friendly Frederick, only moments to Maylands Hotel and Cruickshank Reserve. Lined with homes of the same era and close to the magic of Magill Road, including Republic Norwood, Richards Park, Little Bang Brewing, Saha, Frankly Bagels, 48 Flavours, and so much more. Inside, lean into original features worthy of retention including a wide hall, timber ceiling beams, timber floors and 3m ceilings, bestowing on your home an underlying sense of grandeur that's just waiting to be revealed. Two large bedrooms front the home and show off original timber floors, with beautiful intricate ceilings and large windows adding to the appeal. The third bedroom includes built-in robes, while the large living space boasts those beautiful ornate ceilings too, and includes a retro built-in bar that you may seriously consider holding onto. A well-sized kitchen offers plenty of storage and a gas cooktop, with easy access to the meals, bathroom and laundry that all function well for now - but we think you'll be considering opening up the floorplan after the four main rooms (STCC) to create an open plan extension. Beyond, the west-facing rear garden can be anything you want it to be, with fruitful citrus trees tucked behind the scenes too. Whether your future home address or fruitful project, the world is your oyster in this Maylands beauty awaiting your personal touch on Frederick. From this fabulous location you're a short drive to all the dining and shopping of Norwood Parade, and Magill and Payneham Road dining hotspots, all while a breezy 2.3km walk to the CBD. Make this Maylands winner your next project... Features to love:- Torrens titled with 13.2m frontage- Wall unit air conditioner upon entry- Secure off-street parking including carport- Instant gas hot water system- Large shed plus garden shed- Security roller shutters- Walking distance to convenient shopping at Aldi and close to Norwood Foodland and Coles at The Avenues Shopping Centre- Zoned to Adelaide High, Adelaide Botanic High and East Adelaide School, close to St Ignatius' College Junior School, Mary MacKillop College and Pembroke schools and within the catchment area for Agnes Goode Kindergarten - Moments to public transport along Magill Road- Just 2.3km to the Adelaide CBD and North Adelaide's Melbourne Street

Land Size: 507sqm Frontage: 13.2m Year Built: 1900 Title: Torrens Title Council: City of Norwood Payneham & St Peters Council Rates: TBASA Water: TBAES Levy: TBA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.