

**4 Maude Street, Allenby Gardens, SA 5009**



**Sold House**

Sunday, 5 November 2023

4 Maude Street, Allenby Gardens, SA 5009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Mannas Chan  
0451858389



Miguel Zhang  
0410208912

**\$1,011,000**

A meandering modern contemporary marvel spilling over 263 m<sup>2</sup> of family-friendly living and entertaining space, and delivering a wonderful 4-bedroom footprint in the thriving inner-west arm's reach to a range of everyday needs has 4 Maude Street primed for a lifestyle for all ages. With a generous blend of spacious formal lounge and dining options, as well as a flourishing open-plan hub that sees a huge family zone, casual meals and skylight-lit contemporary kitchen with sweeping bench top and bar - you'll find yourself spoilt for choice when it comes to hosting friends for lavish dinners or simply enjoying full-house fun as the resident chef cooks with company, gazing across this light-filled space eager for socialising while you serve. Easy outdoor entertainment will also quickly become part-and-parcel of your new life here as a huge pitched pergola offers endless, all-weather space to fire-up the barbeque for sunny weekend get-togethers with friends and family before drifting late into balmy nights accompanied by a good bottle of wine or two. Showcasing excellent adaptability for growing or well-established families, all three light-filled bedrooms centre around the neat and tidy main bathroom with separate WC, while the beautiful bay-windowed master sees full walk-in wardrobe and private ensuite of its own. Along with a toasty gas fireplace in the main living, and ducted AC throughout powered by a handy solar system - the function and feature here is house-proud ready. And while one day updating the finishes to more modern finesse would easily align this delightful property to more stylish standards, it's far from necessary for now. Fantastic location puts you a short stroll to Allenby Gardens Primary for hassle-free morning commutes, the scenic Linear Park a stone's throw from your front door for welcome weekend walks or rides, around the corner from both the Brickworks Market and Welland Plaza for easy access to all your shopping essentials, and of course ideal city-to-sea positioning for a fun-filled summer season.

**FEATURES WE LOVE**

- Incredible living and entertaining potential with a free-flowing formal lounge and dining stepping through to a hugely spacious open-plan living, casual meals and kitchen zone
- Open and airy kitchen offering plenty of room for helping hands, abundant contemporary cabinetry and WIP, excellent bench top space and bar for casual eats, in-wall oven, gas cook top and dishwasher
- Large and light-filled master bedroom featuring bay windows, WIR and private ensuite
- 3 additional ample-sized bedrooms all with BIRs
- Neat and tidy main bathroom featuring separate shower and bath, as well as separate WC for added family convenience
- Practical laundry with storage, ducted AC throughout for year-round comfort, cosy gas fireplace in main living, and solar system for lower energy bills
- Sprawling outdoor entertaining area with all-weather pitched pergola, ceiling fan, no-mow lawns, and handy garden/storage sheds
- Double garage and low maintenance front and back yards

**LOCATION**

- Close to a raft of leafy parks and reserves including the popular Linear Park Trail for scenic walks and rides
- Walking distance to Allenby Gardens Primary and moments to Underdale High, as well as Nazareth College for private school options
- Around the corner from Welland Plaza and Brickworks Market for all your shopping needs
- Just 4.4km to Adelaide CBD and only 10-minutes to the soft sands of Grange Beach

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Charles Sturt Zone | HDN - Housing Diversity  
Neighbourhood \ Land | 480sqm (Approx.) House | 263sqm (Approx.) Built | 1996 Council Rates | \$TBC pa Water | \$TBC pa  
pqESL | \$TBC pa