

44 Palmerston Road, Unley, SA 5061



Sold House

Thursday, 29 February 2024

44 Palmerston Road, Unley, SA 5061

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 836 m2

Type: House



James Robertson
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Nic Pernini
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\$2,700,000

Auction Sat, 9th Mar - 10am (usp) Sitting proudly on some 836sqm spanning from one of Unley's most prestigious streets to the prized lane at its rear, this C1900 sandstone charmer emerges on the market for the first time since the 1960's as one of the purest homes of its kind, destined to relive its glory days and extend its timeless footprint into the 21st century. Behind its enduring return-verandah facade is a classic plan of four main rooms, each as grandly proportioned as the next and connected to a wide, arched hall showcasing the home's impossibly high ceilings. Peel back the old Lino flooring to reveal Baltic pine boards that have hardly seen the light of day, will glisten under a polish, and confirm any pressing matters here are largely cosmetic. Call your architect (if you haven't already) because the pull of replacing the rear lean-to with a bold, ultra-modern addition is as strong as the pull of this blue-chip suburb that places cosmopolitan Unley and King William Road, esteemed schools, the boundless southern parklands and the city beyond within arms reach. This is the one you don't let go. Features we love...- Tightly held by three generations of the one family - A largely untouched example of the grand character villa- Enviably placed on a wide, tree-lined street - Strong bones make it the ideal candidate for a cosmetic renovation and architectural rear addition - Prized rear access (via powered double garage and additional double gate) to wide rear lane - Four large main rooms to original villa, including formal lounge/4th bedroom - Rear lean-to with functional, vintage '50's kitchen - Efficient split reverse cycle airconditioning- Soaring decorative ceilings - Drive-through access from Palmerston Road and off-street parking for multiple vehicles - Zoned for the highly-sought after Glenunga International High School - Close to Walford Anglican School for Girls and Concordia College - Walking distance from the CBD, public transport, Unley Shopping Centre and King William Road, Hyde Park CT Reference - 5840/889 Council - City of Unley Council Rates - \$2,911.00 pa SA Water Rates - \$312.13 pq Emergency Services Levy - \$284.35 pa Land Size - 836m² approx. Year Built - 1900 Total Build area - 266m² approx. 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 275 403