

**45 Cremorne Street, Malvern, SA 5061**

**HARRIS**

**Sold House**

Thursday, 12 October 2023

45 Cremorne Street, Malvern, SA 5061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 729 m2**

**Type: House**



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## Contact agent

AUCTION CANCELLED - SOLD PRIOR

A bungalow with the timeless charm you'd expect from its era and prestigious city-fringe position, the home you want comes with the rear architectural extension, pavilion, separate studios and pool to make it a home you simply must have. Set on a generous parcel spanning some 729sqm; the charming original bungalow is proud of its street presence, polished timber floors, high ceilings, sweeping hallway and five main rooms, starting with a north-facing master bedroom and its walk-in robe and travertine tiled ensuite. The spacious formal lounge could be a fifth bedroom and epitomises the supreme flexibility of this solar powered home that draws everyone to its open-plan rear addition. With granite benchtops, breakfast bar, walk-in pantry, dishwasher and a 1200mm freestanding oven, the kitchen is the ultra-functional focal point of a boundless space that frames - and steps out to - the crowd-pleasing backyard with effortless ease. It's hard not to picture summers spent dining under the striking skillion-roofed pavilion, swims in the heated pool, deep conversations in the spa and games nights in that 'pool house' that could also be a home away from home for a teen or visiting guests. Just a short drive or Sunday stroll from the city, Unley Oval, Duthy Street's cafes and cosmopolitan Unley Road, the home you must have comes with a lifestyle that has it all. It has to be Malvern. More to love:

- Enviously placed on a peaceful jacaranda-lined street
- Off-street parking for multiple cars
- Flexible floorplan with multiple living zones and double bedrooms
- Ducted reverse cycle heating and cooling
- Separate pool hose and adjoining studio/storage room
- Large in-ground pool with solar heating, swim jets and spa
- 1.8KW solar system
- Striking sandstone tile floors to rear open-plan addition
- Loads of storage and separate laundry
- Built-in robes to bedrooms 2 and 3
- Neatly presented landscaped gardens
- Zoned for Unley High and Primary Schools
- Walking distance from public transport

And much more. Specifications: CT / 5201/533 Council / Unley Zoning / EN Built / 1920 Land / 729m<sup>2</sup> Frontage / 15.24m Council Rates / \$3,333.55pa Emergency Services Levy / \$318.85pa SA Water / \$346.66pa Estimated rental assessment / \$1,400 - \$1,500 per week / Written rental assessment can be provided upon request

Nearby Schools / Unley P.S, Mitcham P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S.

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