

54A Maud Street, Unley, SA 5061

HARRIS

Sold House

Sunday, 25 February 2024

54A Maud Street, Unley, SA 5061

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 321 m2

Type: House



Clinton Nguyen
0432517003



Jayden Finch
0434644901

\$1,325,000

Seizing a whisper-quiet, leafy oasis hidden within Unley's vibrant cosmopolitan heart, 54A Maud Street takes its secluded enclave positioning and captures superb modern contemporary footings spilling with natural light and fused with understated lifestyle magic. Flowing over two levels of bright and airy bliss, enjoy wonderful space to relax and unwind with a sweeping formal lounge featuring beautiful French doors to a private courtyard, while delightful open-plan living meets all the modern household needs for easy entertaining. Headlined by a luxury chef's zone with spacious stone bench tops, perfect for socialising while you serve and cooking with company – this charming hub of the home will see to all your culinary inspirations whether you're whipping-up delicious mid-week meals for the family or hosting friends for decadent weekend dinners. Delivering sought-after function and form, a ground floor home office (or handy 4th bedroom) adds excellent efficiency, while upstairs showcases a lofty 3-bedroom footprint of discreet serenity. Including scenic balcony views, private ensuite to the generous master, classic contemporary upstairs bathroom and full downstairs bathroom, there's incredible everyday convenience woven into these well-conceived walls. Creature comforts and surprising size aside, make the most of living in one of Adelaide's most thriving city-fringe precincts. Stroll to local cafés and popular restaurants dotted along Unley Road, grab all your daily essentials around the corner at Unley Shopping Centre, while the iconic King William Road, bustling Glen Osmond and even the CBD are all within easy striking distance... now, this is living. Features you'll love:- Beautifully light-filled open-plan kitchen, dining and living combining for one elegant entertaining hub- Stone-topped designer chef's zone flush with great bench top space for stress-free cooking, abundant cabinetry and cupboards, in-wall oven and dishwasher for easy cleaning- Spacious formal lounge spilling with natural light through French doors to a private courtyard and charming alfresco area inviting delightful outdoor entertaining- Light and lofty second level delivering 3 wonderfully generous bedrooms, including the sweeping master with ensuite and balcony- Neat and tidy contemporary bathroom featuring separate shower and relaxing bath, as well as a full second bathroom downstairs- Handy home office/study or welcome guest/4th bedroom- Practical laundry with cupboards, understairs and roof storage, as well as ducted AC for year-round comfort- Double garage with auto panel lift door, and garden shed for easy tool storage Location highlights:- Backing onto a quiet, leafy reserve, as well as walking paths and the iconic Unley Oval nearby- A leisure stroll to Duthy Street and Unley Road teeming with cafés, restaurants and boutique shopping- Around the corner from Unley Shopping Centre, King William Road and Glen Osmond Road for incredible lifestyle options- A remarkable 1.6km to Adelaide CBD for unrivalled city-fringe positioning Specifications: CT / 5883/178 Council / Unley Zoning / EN Built / 2004 Land / 321m² (approx) Community Manager / Self-managed Community Rates / \$536pa (approx) Electric Gate Rates / \$50pq (has its own meter) Community Info / 2 lots in total, 1 dog/cat allowed Council Rates / \$1,972pa (approx) Emergency Services Levy / \$92pa (approx) SA Water / \$194pq (approx) Estimated rental assessment: \$800 - \$850 p/w (Written rental assessment can be provided upon request) Nearby Schools / Parkside P.S, Gilles Street P.S, Goodwood P.S, Glenunga International H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409