

57 Cremorne Street, Malvern, SA 5061

HARRIS

Sold House

Wednesday, 25 October 2023

57 Cremorne Street, Malvern, SA 5061

Bedrooms: 3

Bathrooms: 2

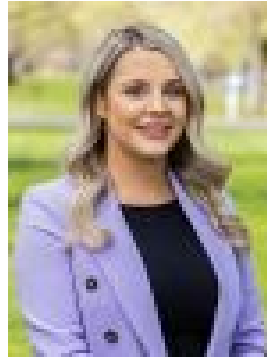
Parkings: 2

Area: 664 m2

Type: House



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SOLD PRIOR TO AUCTION Marking the point where Cremorne and Duthy Streets meet, this c1910 return verandah villa brings a timeless elegance and graceful grandeur to its prestigious and ultra-rare Malvern corner. Sympathetically reappointed to pay homage to its turn of the century era whilst beckoning an imposing street presence, the pristine façade is privately set behind automatic gating, manicured hedging and hi-tech security to create a safe and private home base. Further solidifying the dignified first impression, a tessellated wrap-around porch leads to a flexible family footprint filled with the periodic charm of restored fireplaces and high skirtings between polished timber floorboards and lofty ornate ceilings. Both north-facing bedrooms at the front of the home are set within generous proportions to feature a stained-glass window view and fireplace of their own, whilst the master is identified by direct access to a remodelled ensuite and walk-in robe. Continuing down the grand hall, you'll find a formal lounge, third bedroom boasting built-in robe, exquisite main bathroom and designated home office with wall-to-wall desk and overhead cabinetry - finally ticking off the essential art of working-from-home. Modern versatility and sleek style feature throughout an extended and free flowing open-plan hub, incorporating a second living zone for relaxed occasions or family dining, adjacent to a contemporary kitchen delivering quality stainless-steel appliances and walk-in pantry. Undercover entertaining and a lush patch of verdant lawn envelops the in-ground swimming pool, providing a serene backdrop for your day-to-day duties, an effortless arena for your morning laps and the heart and soul of your summer soirees. Conscious of both comfort and the environment, the home is powered by a 5kW solar system and combines maximum insulation with powered extraction vents for year-round temperature control, backed up by a powerful ducted air conditioning system for those extreme weather days. Just outside your sizable corner parcel, set out on foot to wander the local cafés and restaurants on close call, enjoy the convenience of Frewville Foodland's gourmet shopping amenities, and on weekdays take the easy 4km city commute via nearby bus stop. Exceptional schooling also comes with the territory - zoned to Unley Primary and Glenunga International High, along with proximity to high-calibre Walford Anglican, Concordia and Scotch College. An exceptional home that combines grand family quarters, abounding character and a tranquil poolside vibe - make it yours today... Even more to love:

- North-facing front orientation
- Manicured front & rear gardens
- Ample off-street parking behind secure electric gates
- Security system with cameras
- Tesla home battery
- Home energy monitoring
- Ample shaded street parking along Duthy St side of the house
- App-controlled utilities
- Smart lock entry
- LED lighting throughout
- Full self-managed pool system
- Video Intercom at pedestrian gate
- Smart lock entry and video doorbell
- Large shed

App-controlled features include the Gate, Central Aircon, irrigation, Security system and cameras. Specifications: CT / 5069/347 Council / Unley Zoning / EN Built / 1910 Land / 664m² Frontage / 15.24m Estimated rental assessment: \$950 - \$1000 p/w (Written rental assessment can be provided upon request) Nearby Schools / Unley P.S, Mitcham 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