

**81 Frederick Street, Maylands, SA 5069**



**House For Sale**

Thursday, 8 February 2024

81 Frederick Street, Maylands, SA 5069

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 488 m2**

**Type: House**



Damien Willis  
0438859109



Julie Zanes  
0438886113

**\$1.15m**

Auction Sat, 24th Feb - 11.30am (usp) An Edwardian-era double-brick four-bedroom home, set on a generous 488sqm, emerges on the market as a regrettable sale for its long-standing owners. Their home for 32 years, it has been the rear sheltered courtyard which has been a focal point of all-season entertaining. Ornate ceilings, cornices, timber floors, leadlight windows and quality fittings draw the eye down a hallway to a chef's kitchen overlooking a stunning raised courtyard Italianate garden. A casual front sunroom is set up for guests, and looks out into the neat small front garden set behind a brush fence. Lavender-coloured wisteria, pink bougainvillea and roses complement the high lattice screen and semi-circular red brick paving. And for a prospective new owner who enjoys growing fruit, vegetables and citrus, a large open 'secret' extra garden at the back, set behind a large garden shed. This spare land gets oodles of winter sun and privacy. To walk around the back streets of Maylands on a soft autumn evening is to glimpse big backyards with fruit and fig trees, netting over grapevines and the scent of lemons growing in fertile soil. Once market garden country close to colonial Adelaide, and moments from Norwood, Maylands is a quiet, tightly held gem. Features we love... - Tightly held and lovingly maintained for years - Carport and ample off-street parking - Ducted temperature control and working open fireplaces - Flexible floor plan - Original ornate features - Ultra-functional kitchen with quality stainless steel appliances - Loads of storage and a separate laundry - Large garden/tool shed - Second toilet - Main bathroom features an oversized white corner bath, along with shower and toilet. - Walking distance from public transport, local reserves and schools - Moments from The Avenues shopping precinct and The Parade - Less than 10 minutes from the CBD CT Reference - 5973/860 Council - City of Norwood, Payneham & St Peters Council Rates - \$2,330.51 pa SA Water Rates - \$262.24 pa Emergency Services Levy - \$152.40 pa Land Size - 488m<sup>2</sup> approx. Year Built - 1920 Total Build area - 229m<sup>2</sup> 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 286513