

**172 Fisher Street, Malvern, SA, 5061**

**Tanner**

**House For Sale**

Wednesday, 14 August 2024

172 Fisher Street, Malvern, SA, 5061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Myra Brunning

0426121522

## Prestigious Bluestone Villa in Malvern

Auction 31st of Aug, 3:30pm USP

Journey back in time and embrace the beauty of 172 Fisher Street, Malvern. Built in 1880, this exquisite bluestone villa has been a sanctuary of love and laughter for generations. Now, it's your opportunity to become part of this prestigious suburb and create your own story within these historic walls.

From the moment you walk into the expansive hallway you will be impressed. As a character home, this villa boasts character features that are a true testament to the quality of a bygone era. Delight in the stained-glass windows, marble fireplaces, ornate-high ceilings, and original Baltic timber flooring, all adding to the charming ambiance. These elements certainly highlight the home's calibre and timeless appeal.

Historical elegance meets modern comfort with a north-facing living room, the floor to ceiling windows allows the natural light to stream in. This expansive space is perfect for entertaining or the best viewing point over the inground concrete swimming pool and garden. Family events will be a breeze in this inviting space.

Step into the homely kitchen which features quality wood cabinetry, new dishwasher, and a gas cooktop for the culinary connoisseur. Here, you will also find the entry to the sizeable cellar - an ideal feature for wine enthusiasts or additional storage.

The home offers four generously sized bedrooms, three of which have stunning fireplaces. Additionally, there is a separate office, ideal for remodelling to a walk-in robe, as it currently has entry to one of the bathrooms.

Malvern is a truly enviable location. Not only are the streets beautiful, lined with character home after the other, you are walking distance to so much. You will have premium choice for education, zoned for Unley Primary School around the corner and Glenunga International High School. Moments to Walford Girls School and a short drive to Scotch College. You'll be spoilt for choice with some of the best cafes and shops along Duthy Street, as well as the restaurant and shopping precincts of Unley Road and King William Road. Simply perfect.

This beautiful bluestone villa is more than just a stunning house; it's a piece of history poised for new memories to be made.

Features to Love:

Zoned Schools: Glenunga International High School, Unley Primary School, with many private schools close by.

Character Details: Including stained-glass windows, marble and wood fireplaces, ornate ceilings.

Swimming Pool: Glass-fenced, inground concrete construction with Chlorine UV filtration system

Ducted Reverse Cycle Heating and Cooling: Throughout the home, for year-round comfort.

Two Bathrooms: Both with bath and shower.

Secure Parking: Carport for several cars, ensuring ample space for vehicles.

Lockup Shed: Handy storage space.

Gas Wall Heater: Located in the lounge room, ensuring warmth during the cooler months.

Specifications:

CT / 5125/700

Council / Unley

Zoning / EN

Built / 1880

Land / 650m2 (approx)

Frontage / 15.24m

Council Rates / \$3,003.25pa

Emergency Services Levy / \$152.95 pa

SA Water / \$274.05 pq

Estimated rental assessment / \$1,200 - \$1,300 per week / 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.

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