

**270 Young Street, Wayville, SA, 5034**

Smallacombe

**House For Sale**

Tuesday, 24 September 2024

270 Young Street, Wayville, SA, 5034

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Janet HansenSmith  
0410668676

## CHARMING CIRCA 1900 SANDSTONE MAISONETTE IN THE HEART OF WAYVILLE

Positioned along the charming, tree-lined Young Street, welcomed by a glorious Jacaranda at the front of the home you will find "Rosebine" a delightful circa 1900 sandstone maisonette. With its unique character and surprisingly spacious presentation, this home will be the complete package offering a low maintenance, location, location, location, lifestyle! It has the added benefit of rare rear-lane access to the double garage, perfectly blending convenience with a prime location near Adelaide's southern parklands and the CBD.

Such a rare opportunity, having been held by the current family for approximately 40 years. Don't let the quaint exterior fool you; the 12ft ceiling hallway running the full length of the home will take your breath away. Passing the three generous, carpeted bedrooms, each with antique fireplaces (and built-in robes in the front and second bedrooms), the next doorway leads to the spacious lounge, perfect for gathering around the central fireplace and crystal chandelier. Additionally, there is a detached room with its own air-conditioning, making it ideal as a fourth bedroom or private home office. The newer part of the home features a tiled kitchen, north-facing dining area, updated bathroom, and laundry.

Modern comforts include ducted reverse cycle air conditioning, Miele dishwasher, gas-cooking, double-sink, walk-in pantry and the option of detached bedroom/home office or studio with extensive custom-made furniture and 2 floor-bolted safes. The low-maintenance gardens make this classic residence ideal for contemporary living. With one last surprise to delight the new owner, an over 50 bottle wine cellar.

What we love about this home;

- \* A solid c1900, charming character home
- \* Sought-after location on one of Wayville's most picturesque streets
- \* Extra-large double garage access from Davenport Lane with electric roller door
- \* Gas cooktop, dishwasher, and breakfast bar
- \* Ducted reverse cycle air conditioning for year-round comfort
- \* Built-in wardrobes in the front and second bedroom
- \* Workshop and full-sized mechanic's pit
- \* Daikin R/C ducted air conditioning
- \* Samsung Door Vision monitor and intercom with lock
- \* Sensor lights to easily light the way from garage to home
- \* Breezeway for external access to possible home office
- \* 12ft ceilings and original fireplaces
- \* Leadlight features at every turn
- \* Neat low-maintenance gardens with calming fountain
- \* Cozy carpets in all bedrooms
- \* North-facing backyard with pergola
- \* Commercial refrigeration option in workshop
- \* Within walking distance to some of Adelaide's best cafes & restaurants, as well as supermarket and public transport
- \* Zoned for Adelaide and Adelaide Botanic High Schools

Just a leisurely stroll from Gilles at the Grounds, the vibrant King William Road, and the heart of the city, Wayville offers a perfect balance of lively living and easy access to everything you love about the area.

Council: City of Unley

Land Size: 457sqm (approx.)

Year Built: 1900

Zoning: Established Neighbourhood

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