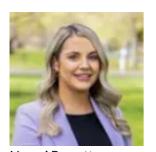
## 48 Dover Street, Malvern, SA, 5061 House For Sale



Saturday, 10 August 2024

48 Dover Street, Malvern, SA, 5061

Bedrooms: 3 Bathrooms: 1 Parkings: 2 Type: House



Naomi Perrett

## Character elegance, a designer renovation and esteemed Malvern status

Uniting turn of the century charm and a dignified remodel with a sunny north-facing extension, this c1910 sandstone villa portrays a picture-perfect lifestyle only offered by the leafy streets of prestigious Malvern.

At first glance, stained glass and a federation porch frame a reappointed façade that stands out from the rest, before the formal entry doubles down on a nostalgic interior beaming with ornate ceilings, polished pine floorboards and decorative archways.

Forging a flexible footprint under 3.3m ceilings, three liberal bedrooms are custom fitted with built-in robes, plantation shutters and soft plush carpets, joining a charismatic formal lounge to complete the spacious original dwelling.

Designed to create a chic statement and luxe escape from the rest of the house, the remodelled bathroom promises to elevate shower time amongst stylish tiling, brushed nickel fittings, stone-topped vanity and arch mirror.

Extended to capitalise on its desirable northerly orientation, picture windows embrace the open plan living and dining in a warm sunny glow, encompassing a high-quality kitchen boasting Smeg appliances and Miele dishwasher.

Framing a 180-degree outlook of the lush gardens, there is ample grounds for children and their four-legged friends to roam, busily occupied setting up pretend shop within the cubby house or toasting marshmallows around the fire pit.

Nestled within an iconic locale that delivers walking access to Duthy Street café culture, King William Road boutiques, Unley Road gourmet amenities and high calibre education in every direction the scene is certainly set for a fulfilling family life on Dover Street

## Even more to love:

Coveted north-facing rear orientation

②Landscaped front gardens & secure fencing

②Double garaging behind roller door

②Formal lounge/fourth bedroom with ornamental fireplace

Study nook

②Ducted air conditioning & gas wall heater

Security alarm

Zoned for sought-after Highgate Primary & Unley High

②Footsteps to bus stops, Walford Anglican, Concordia College & Unley Oval

2 Just 5-minutes from the CBD

Specifications:

CT / 5296/191

Council / Unley

Zoning / EN

Built / 1910

Land / 650m2 (approx)

Frontage / 15.24m

Council Rates / \$2,323pa

Emergency Services Levy / \$278.05pa

SA Water / \$419pq

Estimated rental assessment: \$820 - \$850 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Highgate School, Mitcham P.S., Unley H.S., Mitcham Girls H.S., Urrbrae Agricultural H.S., Springbank

## Secondary College

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