

48 Dover Street, Malvern, SA, 5061

HARRIS

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
- ☑ Landscaped front gardens & secure fencing
- ☑ Double garaging behind roller door
- ☑ Formal lounge/fourth bedroom with ornamental fireplace
- ☑ Study nook
- ☑ Ducted air conditioning & gas wall heater
- ☑ Security alarm
- ☑ Zoned for sought-after Highgate Primary & Unley High
- ☑ Footsteps to bus stops, Walford Anglican, Concordia College & Unley Oval
- ☑ 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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