

# 76a Cremorne Street, Malvern, SA 5061

## Townhouse For Sale

Sunday, 23 June 2024

76a Cremorne Street, Malvern, SA 5061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: Townhouse**



Jake Tidmarsh  
0411221273



Steve Alexander  
0411755985

## **Auction 13th of July at 10.30am**

This light-filled home showcases meticulous upkeep and attention to detail on a south-north parcel. The open-plan kitchen, dining, and lounge area is the heart of the house, complete with direct access to the rear alfresco pavilion, perfect for entertaining. The ground floor also features a main bedroom with a walk-in robe and ensuite, as well as a second living area at the front of the house, making this ideal for downsizers or young families. Features include:- Luxuriously appointed and deceptively spacious- Prized north-facing rear with alfresco pavilion and large garden patio- Single garage and additional off-street parking- High ceilings throughout- Secure entry with fully electric lock-up front gate- Quality Bosch Dishwasher- Ducted reverse cycle temperature control- Abundant storage throughout- Built-in wardrobes in all 3 bedrooms- Beautifully landscaped gardens- Walking distance to Unley Oval and public transport- Zoned to Unley Primary and Glenunga International High schools Located just a short stroll from Duthy Street's cafes, Unley Shopping Centre, Cremorne Hotel, King William Road's high-end boutiques and dining options, and just 4 kilometres from the CBD, this property offers unparalleled convenience and lifestyle. Don't miss this exceptional opportunity to own a piece of Malvern's finest. Additional Information: CT 5972/777 City of Unley Council Rates: \$2629.30 pa ESL Rates: \$261.65 pa SA Water Rates: \$289.10 pq Year Built: 2006