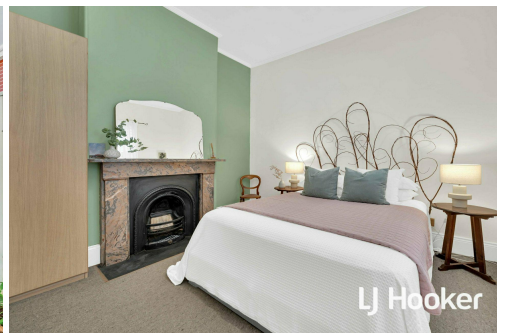
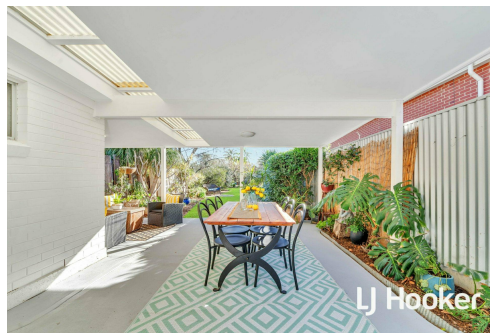
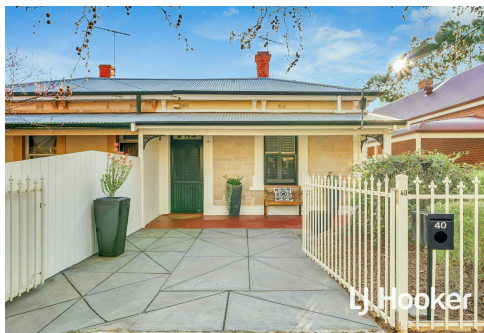




Maylands, 40 Augusta St

Victorian Classic With Modern Flair!

2 1 1

Proudly presenting 40 Augusta St Maylands, an illustrious slice of history built in 1895, this single level maisonette beautifully reflects the grace and charm of the era whilst offering 21st century amenities. Offering an exciting opportunity to enter the popular Maylands locale with the possibility to expand upwards and outwards (subject to council consent), or live in and enjoy this gorgeous home as is.

Perfectly positioned on Maylands most beautiful tree lined street, the convenient location is an easy stroll to renowned Magill Road, The Parade Norwood, picturesque Maurice Clayton Reserve, quality schools and main arterial roads.

Welcomed warmly by a inviting porch, the tall entry hall flows through to two well proportioned bedrooms with built in robes, the master of which presents the original marble fire place, keeping beautifully with the Victorian style. Just down the hall you arrive at the sun lit family room, also with an original fire place, leading effortlessly to the kitchen/dining

For Sale
Please Call

View
ljhooker.com.au/3KJHRU

Contact
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0410 658 617
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LJ Hooker Prospect
(08) 8269 4645

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

zone. The well designed kitchen allows for easy guest interaction and includes a new dishwasher, induction cook top, electric fan assisted oven, ample bench/cupboard space, double fridge provision, pantry and large built in cupboards with pull out desks (power connected, ideal for working from home).

A wonderful garden outlook is captured from the kitchen which opens seamlessly to the outdoor entertaining area through dual French doors, the ideal space to host gatherings or enjoy cosy Sunday brunches. Oriented to capture western sunlight, this outdoor space presents an extension to the homes functional living space. Surprisingly private and open, the rear garden is an oasis encapsulated by plush foliage, made for easy entertaining!

Further notable assets include a combined bathroom with neatly concealed laundry, a single car space within the front courtyard, ducted evaporative air-conditioning throughout, gas heater in lounge, a 3 kW solar panel system, front and rear irrigated gardens, two handy garden sheds, an instant gas hot water system and ample street parking.

Certificate of Title and Form Ones available upon request

Home Built: 1895

Torrens Titled

Allotment Size: 409m2

Title: Volume 5537 Folio 607

Zoning: EN - Established Neighbourhood

Council: Norwood Payneham & St Peters Ph. 08 8366 4555

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker Prospect takes no liability for any incorrect details.

RLA 287 134

More About this Property

Property ID	3KJHRU
Property Type	House
Land Area	409 m ²

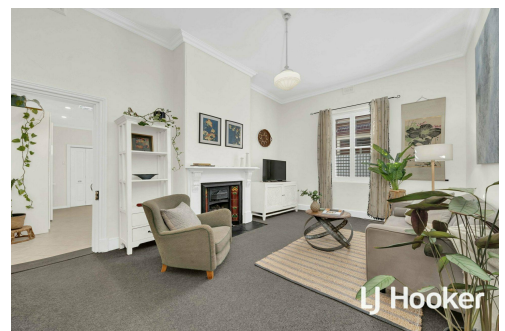
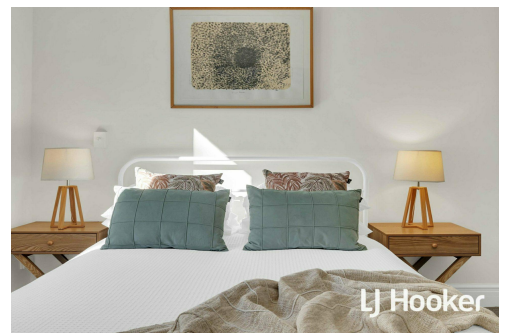
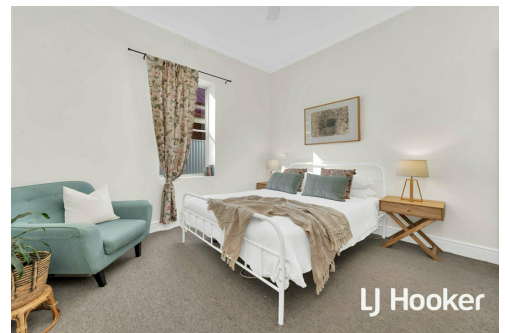
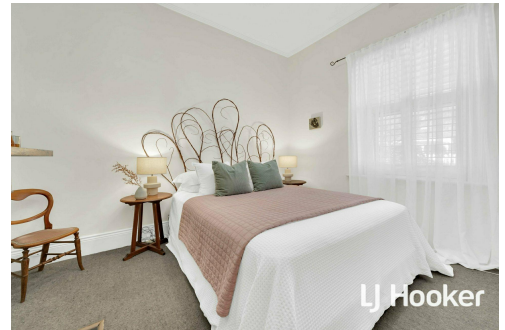
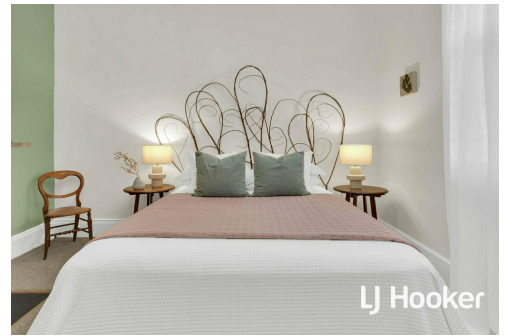
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409 Regency Road, PROSPECT SA 5082

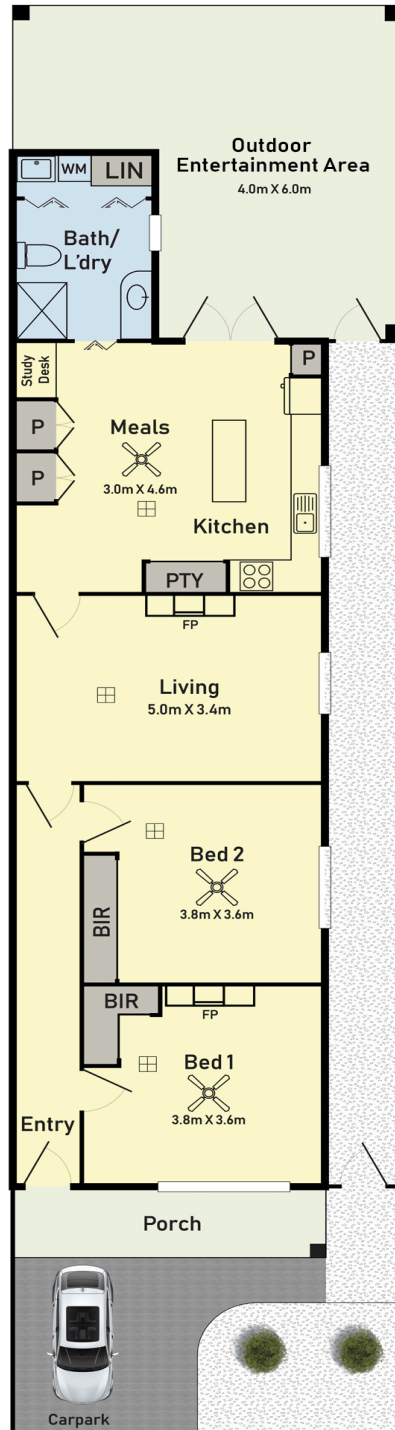
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Floor Plan



Scale in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

40 Augusta Street, Maylands, SA