



1/54A Phillis Street, Maylands

2 1 2

## A Peaceful Maylands Retreat - Sunlit and Single Level

**FOR SALE**

Sold by Nick Ploubidis LJ Hooker Kensington|Unley

Auction Location: onsite

**AGENTS**

Nick Ploubidis  
0423 840 514  
nploubidis@ljhkensingtonunley.com.au

Tucked quietly away from Phillis Street, this private and secure homette offers the perfect lifestyle for downsizers, first-home buyers or investors looking for an easy-care addition to their portfolio.

Sunny Thakkar  
0420 635 055  
sthakkar@ljhkensingtonunley.com.au

Beautifully presented and north-facing, the home is bathed in natural light from every direction. Sharing only a garage wall with its neighbour, privacy and independence are assured.

**AGENCY**

LJ Hooker Kensington | Unley  
(08) 8431 6088

A charming bay window floods the lounge with sunlight and frames views over the front roses and picket fence. The kitchen is tidy and functional, with scope for a stylish modern makeover to elevate the home to the next level. The adjacent meals area opens to a private pergola, ideal for relaxed outdoor dining, while the rear courtyard provides open space for weekend barbecues or a little gardening for the green thumbs.

Well maintained throughout, the home presents the opportunity to add value through thoughtful updates. Additional off-street parking alongside the home is an added bonus.

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.

LJ Hooker

The Maylands Hotel is an easy walk straight down Phillis Street, while public transport and the eclectic antique and specialty stores along Magill Road are just as close in the other direction.

Quite simply, this property ticks all the boxes for easy, convenient living in a blue-chip locale.

AUCTION: Friday 21 November at 11:30am, onsite

CT: Volume 5046 Folio 248  
Council: Norwood Payneham St Peters  
Council Rates: \$1,319.18 per annum (approx.)  
Water Rates: \$148.35 per quarter (approx.)  
Strata Levy: \$660.00 per quarter (approx.)  
Year Built: 1992 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps/ljGPN4wasZHbT>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## MORE DETAILS

Property ID	61HRFDJ
Property Type	Unit
House Size	121 m2

### Nick Ploubidis 0423 840 514

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

### Sunny Thakkar 0420 635 055

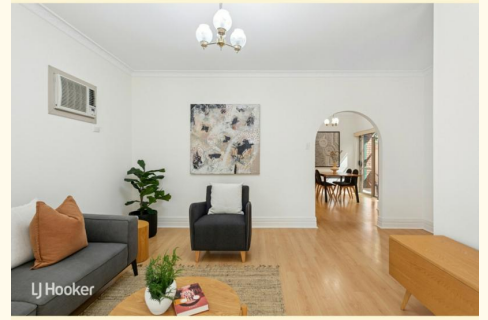
Sales Associate | [sthakkar@ljhkensingtonunley.com.au](mailto:sthakkar@ljhkensingtonunley.com.au)

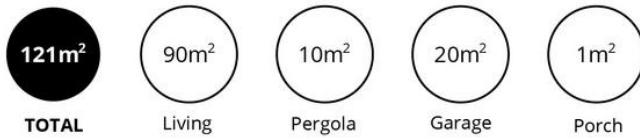
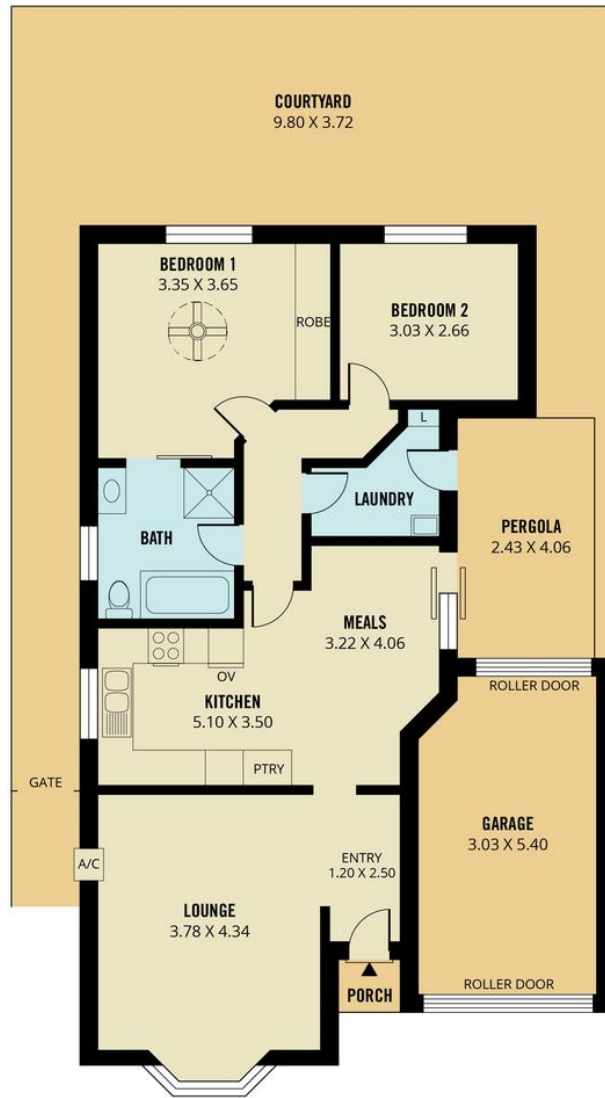
### LJ Hooker Kensington | Unley (08) 8431 6088

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**