

**73 Fisher St, Myrtle Bank, SA, 5064**

**HARRIS**

**House For Sale**

Thursday, 14 November 2024

73 Fisher St, Myrtle Bank, SA, 5064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daniel Stewart

## Fully renovated C1925 Bungalow character just a wander to stellar schooling

Owning its prominent placement on the city's esteemed south-eastern fringe, this C1925 double-brick Bungalow holds a proud past and is ready to offer an even brighter future for you on Fisher.

At arm's length from both zoned and private schooling, Frewville Foodland and Burnside Village, the scene is set around its north-facing classic façade, idyllic front porch and large gardens behind 1.8m brush fencing and automated timber gates.

Original pine floorboards stretch across a grand hallway that keeps its character but adds a modern touch, connecting up to four generous bedrooms intermittently adorned by Victorian cornices, ornate ceiling rose, fans and fireplaces.

If three bedrooms are enough then take your pick from three living zones instead, from front formality to a relaxed open plan rear set around a JAG kitchen beautifully remodelled into not just a functional cooking space but a glamorous one and all dotted with the ambient warmth of woodburning fireplaces and in-built bookshelves to store your prized novel collection.

State-of-the-art Miele appliances, 60mm Smartstone and shaker-style cabinetry sweep through to a butler's pantry, whilst dining connects to an LED-lit alfresco with built-in BBQ kitchen that will have your guests well-fed and entertained into the night.

Lock up your cars in the double garage and venture out on foot to morning brunches on Duthy Street or boutique shopping through the (almost) reinvigorated Burnside Village, knowing your office and entertainment of the CBD is only 3km away when needed.

Your future looks bright from Myrtle Bank.

Even more to love:

- ☑ Secure double garage with internal entry & rear roller door
- ☑ Restored architraves, skirtings, interior doors & 3.2m ceilings
- ☑ Proform wall-to-wall robes in master
- ☑ Miele 900mm induction cooktop, dual pyrolytic ovens & integrated dishwasher
- ☑ Claw-foot tub, Bastow fittings & Canterbury fixtures, plus fully tiled second bathroom
- ☑ 15kW ducted R/C air conditioning & wood burning fireplaces
- ☑ 10.8kW solar with 38 Hanwa Q-Cell panels & 8.2kW Inverter
- ☑ Alarm & external camera system with Smartphone access
- ☑ Double glazed sliding doors (& security screen) at rear
- ☑ Tesla battery
- ☑ Established gardens with automated drip-fed irrigation
- ☑ Outdoor BBQ kitchen & fire pit
- ☑ Zoned for popular Highgate Primary, Glen Osmond Primary & Unley High
- ☑ Proximity to Sunrise Christian School, Urrbrae Agricultural, Concordia, Seymour & Mercedes College
- ☑ Footsteps to bus stop, Fullarton Park & Duthy Street
- ☑ Moments to Frewville Foodland, Burnside Village & CBD

Specifications:

CT / 6178/826

Council / Unley

Zoning / EN

Built / 1925

Land / 622m2 (approx)

Frontage / 19.98m

Council Rates / \$3,132.95pa

Emergency Services Levy / \$292.50pa

SA Water / \$339.06pq

Estimated rental assessment / \$900 - \$950 per week / Written rental assessment can be provided upon request

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

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