



Exceptional Homette Where Comfort, Style, and Suburban Bliss Meet !!



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**1/25 Janet Street, Maylands**

**Sold for \$515,000 (Nov 23, 2023)**

Welcome to this tremendous homette, an opportunity absolutely ready for its next owner to thoroughly enjoy both the indoors and outdoors of this space, and most definitely the prestigious suburb of Maylands and its local suburban culture.

#### INDOOR FEATURES:

- A freshly painted and thoughtfully modernized solid brick living space, exuding a timeless charm
- An expansive lounge room seamlessly integrated with a stylish dining area, offering a perfect setting for both relaxation and entertainment
- Low-maintenance floating floors throughout, complemented by the comfort of a dedicated lounge room air conditioning system
- A well-appointed kitchen featuring under-bench lighting, gas cooking, and a convenient dishwasher for the discerning home chef
- Both bedrooms thoughtfully equipped with individual air conditioning units and elegant ceiling fans, ensuring a comfortable and personalized environment

**Property ID:** L25359536

**Property Type:** Unit

**Building / Floor Area:** 67

**Carports:** 1

**Land Area:** 190.0 sqm

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- The spacious main bedroom boasts a generously sized built-in robe, providing ample storage for your wardrobe essentials
- Large windows adorned with elegant wooden Venetian blinds, adding a touch of sophistication to the interior
- A well-appointed bathroom-laundry combination designed for your convenience

#### OUTDOOR FEATURES:

- Sheltered front porch to protect you from the elements on entry and exit
- Experience the privacy and security of your own landscaped outdoor garden sanctuary with a central area, perfectly suited to accommodate an outdoor lounge, for relaxing outdoors on gorgeous sunlit days, or indulging in nighttime star gazing
- Enjoy the convenience of a private yard entrance and a garden shed, offering great storage solutions for your outdoor essentials
- Benefit from your own personal clothesline, making laundry days a breeze
- A good-sized carport, discreetly positioned away from the main entrance, ensures your vehicle is protected yet conveniently accessible

Opposite your front homette is a gorgeous common grounds lawned and hedged area perfect for barbeques, entertaining pets and children, or simply just reading a book under the shade of a tree.

This is the only home in the group of seven to have its own yard and the common grounds are well maintained. Pets are welcome, and there is still scope to make more improvements and grow your enjoyment of this homette to its fullest potential.

The location itself is just a few minutes walk to the fabulous Maylands Hotel, as well as dog friendly Cruickshank Reserve's playground, picnic barbeque park, and tennis courts. In the opposite direction is also Stacey Reserve with playground just minutes away. Public transport available on Payneham Rd and Portrush Rd, and Trinity School along with Trinity Gardens Children's Centre and Guardian Childcare & Education Centre are close by.

Council: City of Norwood, Payneham and St Peters

Council Rates: \$1,255.75 per annum

SA Water: \$153.70 per quarter

ESL: \$106.70 per annum

Strata Fees: \$509.00 per quarter

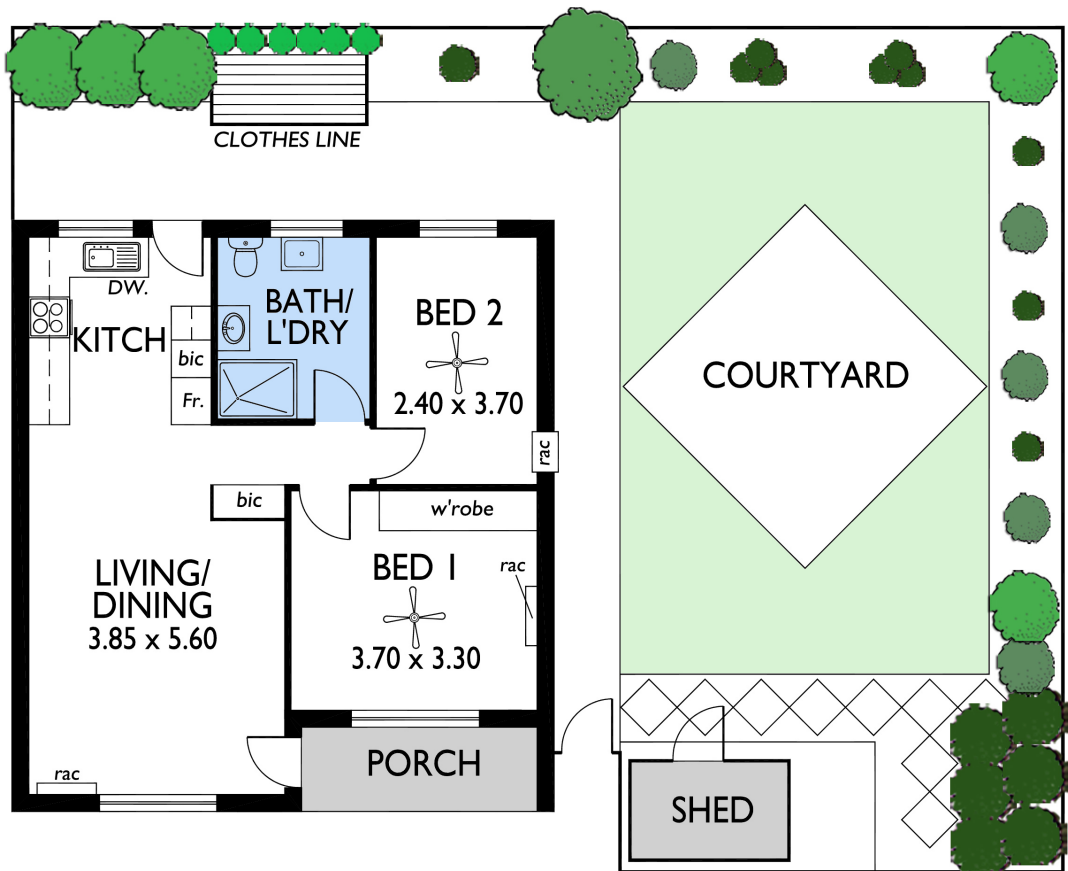
Living Area: 67 sqm (approx)

Year Built: 1974

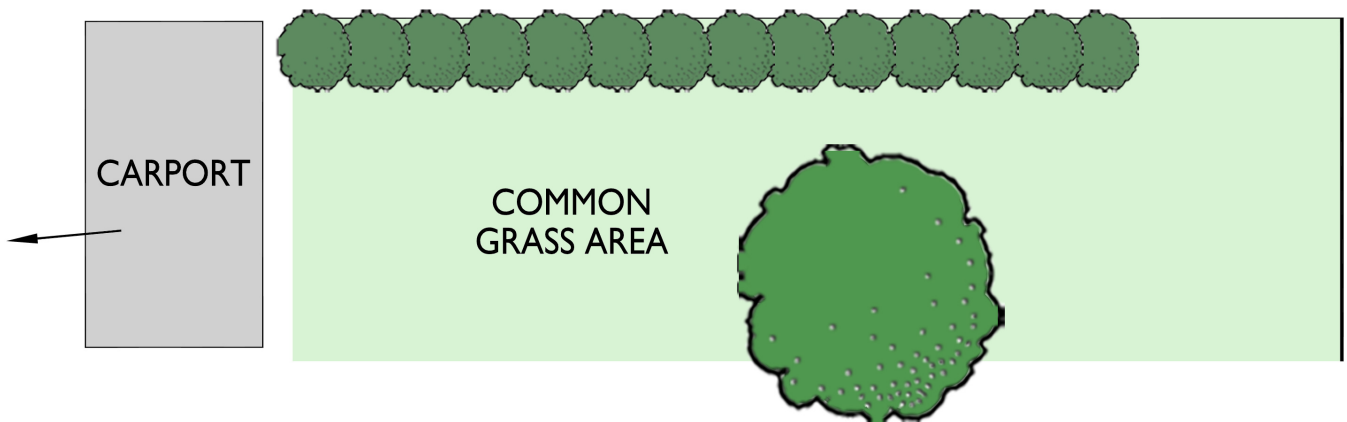
Zoning: Established Neighbourhood – EN

RENTAL APPRAISAL \$500pw

NB: Kindly note that select images used within our promotional content have undergone staging processes, showcasing possible arrangements and aesthetics within the property.



COMMON  
DRIVEWAY



AREA (Estimate only)	
LIVING:	66.45m
PORCH:	4.76m
CARPORT:	13.18m
TOTAL:	84.39m

**SITE PLAN**  
(NOT TO SCALE)

This drawing is for illustration purposes only. All measurements are approximate only and information intended to be relied upon should be independently verified. While every effort has been made to verify the correct details in this drawing, neither the agent, vendor or illustrator accept responsibility for any errors, omissions or wrongful inclusions.