

## Timeless Elegance in Payneham - Your Georgian Dream Home Awaits



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### 30 Arthur Street, Payneham

Auctioned for \$1,150,000 (Jun 15, 2024)

Welcome to 30 Arthur Street, Payneham – a stunning Georgian two-storey home that epitomises quality and enduring craftsmanship. Built in 1997, this elegant residence is set high on a corner allotment, showcasing double brick construction and a spacious design with 4 bedrooms, 1.5 bathrooms and 2 garages.

As you approach, you'll notice the wide frontage and the stand-alone double brick garage with side access, ensuring ample parking space. The home's grandeur is immediately apparent with 2.7m (approx) ceilings and double timber doors leading to the main rooms, adding a touch of sophistication.

Step inside to a light-filled entry gallery with sweeping hardwood stairs that lead to the upper level. This home offers the option of a home office or a fourth bedroom, with potential for a downstairs master bedroom suite. The large lounge/theatre room, once a formal dining area, now provides a flexible space for modern family living, complemented by an adjoining family area next to the kitchen.

The second level houses the main sleeping quarters, including a reading nook overlooking the treetops – perfect for relaxing or creating a cosy office space. With two bedrooms featuring built-in robes, one with a walk-in, and ample storage throughout, this home is both fresh and bright.

**Property ID:** L27776491

**Property Type:** House

**Building / Floor Area:** 237

**Garages:** 2

**Land Area:** 378.0 sqm

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The original kitchen, lovingly maintained, boasts a spacious corner pantry. Outside, enjoy a well-established, irrigated lawn and minimal plantings, making weekend relaxation a breeze. There's even room for a pool or potential to convert the double brick garage into a teen retreat, granny flat, or studio with upstairs accommodation.

This property offers around 237 sqm of built area on a compact block of approximately 378 sqm, presenting an excellent opportunity for an upmarket renovation. Modern conveniences include ducted reverse cycle air conditioning, remote roller door garage access, and manual irrigation front and rear.

Located close to transport, quality schools, and shopping at Marden and The Avenues, with lifestyle amenities on Magill Road and The Parade Norwood, you have an abundance of choice. Sport and recreation facilities at Payneham Oval, including a tennis club and community playground, are right on your doorstep.

Don't miss this rarely found gem. With so many attributes and a prime location, 30 Arthur Street is worth considering.

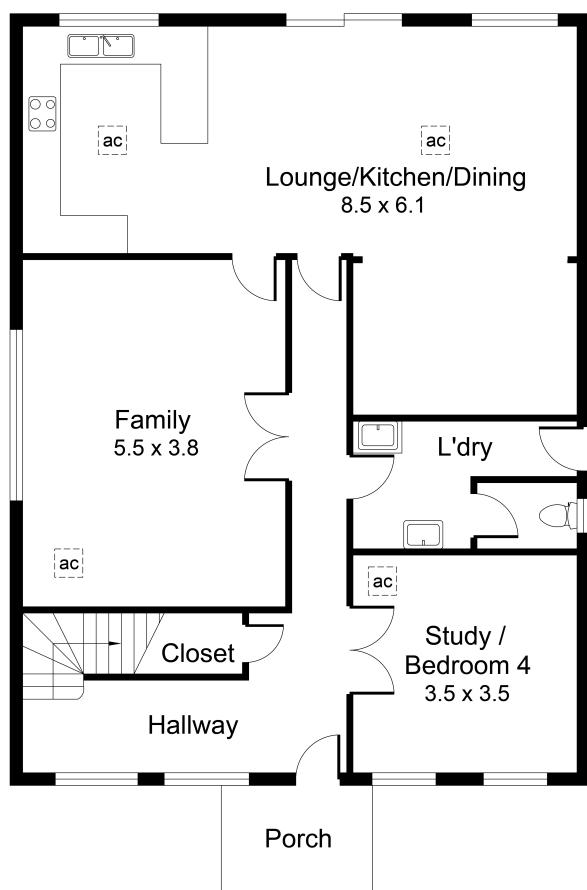
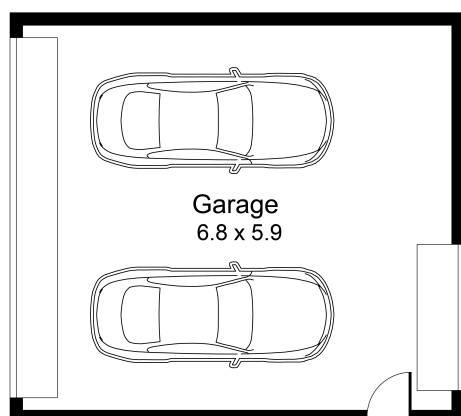
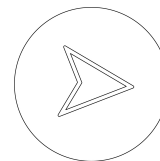
What you will love

- Solid brick construction!
- Multiple living spaces for quality family time, dining, entertaining, retreating
- A warm, welcoming, and well-appointed family kitchen
- Well-equipped laundry and guest w/c
- Four plush bedrooms with carpets, wardrobes
- Well-appointed main bathroom: bath and shower
- Remote access double garage
- Residents on-street parking permit for four vehicles
- Ducted reverse cycle a/c, energy-efficient
- Built 1997 on an easy-care 378sqm allotment (approx.)
- Just 5kms (approx.) from the CBD
- Short walk to the Marden Shopping Centre
- Right next Payneham Oval, Tennis Court, Playground facility
- Zoned Felixstow Primary School (0.7 km), Marryatville High School (3.4km)
- Close to St Joseph's Primary School Payneham and St Peter's College

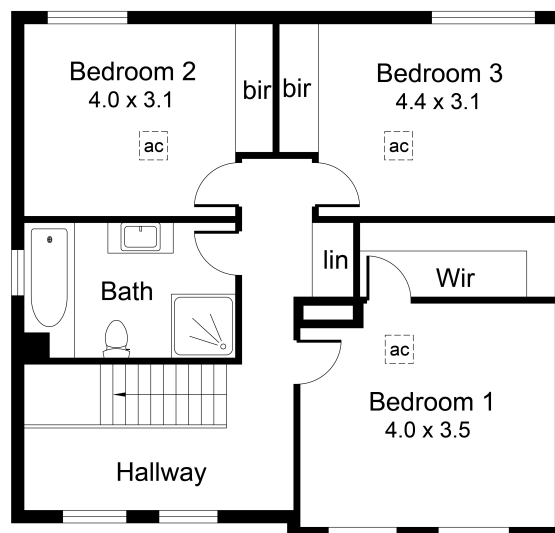
**Key Details:**

- **Council:** Norwood Payneham & St Peters
- **Council Rates:** \$1,823.81 per annum (approx)
- **Water Rates:** \$221.15 per quarter (approx)
- **Land Size:** 387sqm (approx)
- **Year Built:** 1997

\*Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA301358



Lower Floor



Upper Floor

237m<sup>2</sup>

TOTAL

188m<sup>2</sup>

Internal

49m<sup>2</sup>

External

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.