

1/2 Price Avenue, Lower Mitcham, SA 5062

Tanner

House For Sale

Thursday, 25 January 2024

1/2 Price Avenue, Lower Mitcham, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 142 m2

Type: House



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Contact Agent

Location, size, quality: this great homette ticks the boxes. Built in 1995, this beautiful sandstone-fronted home awaits its new owners. Nestled in a prime location, within walking distance to the Mitcham precinct, this residence boasts spacious rooms throughout and a sizeable backyard, making it an ideal home for many. The open-plan kitchen and living area is both inviting and spacious, featuring quality cabinetry, brand new dishwasher, and the convenience of gas cooking - perfect for culinary enthusiasts. The well-designed layout provides a seamless flow between the kitchen and living spaces, creating a warm and welcoming atmosphere for family gatherings and entertaining guests. Step outside from the living area into a delightful alfresco space, ideal for hosting family and friends. The charming garden with garden beds and a lovely green backdrop, adds a touch of nature to this impressive homette. The outdoor space is a perfect retreat for relaxation or socializing in the fresh air. The home offers 2 generous bedrooms one with ensuite and walk in robe. Additionally, it offers a versatile second living space that can be utilised as a sitting room, an office, or transformed into a third bedroom by adding a door. This flexibility allows you to tailor the space to suit your lifestyle and needs. Lower Mitcham is perfectly located within an easy walk to Mitcham shopping centre with cafes, restaurants, boutique shopping options and even Wallis cinema for all your entertainment needs. Enjoy tennis, lawn bowls, dog parks and beautiful tree lined streets. This is all about lifestyle and low maintenance living where you can enjoy life and enjoy your weekend, in a safe and beautiful suburb of Adelaide. Don't miss the opportunity to make this charming homette your own. Key Features you'll love:

- Prime location
- Spacious rooms throughout
- Sizeable backyard
- Open-plan kitchen and living area
- Inviting alfresco space
- Separate laundry
- 2 bathrooms
- Versatile second living space
- Evaporative ducted cooling & gas heater
- Security system & roller shutters
- Gas hot water

It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner on 0402 292 725 or Myra Brunning on 0426 121 522 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 5266-663 Council | City of Mitcham Zoning | GN - General Neighbourhood Built | 1995 Council Rates | \$1,395.30 p.a. ES Levy | \$54.95 p.a. S.A. Water | \$74.20 p.q. Sewer | \$93.64 p.q. Title | Strata Strata Rates | \$717.83 p.q.