

**1/64 Princes Road, Torrens Park, SA 5062**

Smallacombe

**Unit For Sale**

Thursday, 30 May 2024

1/64 Princes Road, Torrens Park, SA 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## Contact Agent

~ Best Offers closing Monday 17th June @ 10.00am (unless sold prior) ~Beautifully Updated | No Shared Living Walls | Pets Permitted\*Why settle for less when you can own a distinctive two-bedroom home that exudes character and flair? This unique residence features a striking Basket Range stone-fronted façade and enjoys a prime location near Mitcham Square, abundant public transport, The Ed, Scotch and Mercedes Colleges, and Unley High. You'll also have scenic walking trails, including Brown Hill Creek and Mitcham Reserve, just minutes away.Situated privately behind an impressive fence in a small group of five, this light-filled home boasts tasteful renovations and a layout designed for shared experiences, highlighted by a spacious open-plan living area.The generous master bedroom, tucked away from the main living space, offers peace and privacy with north-facing sunlight, a built-in robe, and a wall unit. The versatile second bedroom is perfect for a home office, overnight guests, or a growing family. The home's charming façade and shaded courtyard create a welcoming atmosphere, but it's the expansive yard with a dedicated fire-pit area that truly sets this property apart. Inside, polished timber floors and lofty ceilings enhance the sense of space. The recently installed ducted zoned reverse cycle air conditioning system ensures year-round comfort, while features like stone-topped kitchen benches and a six-burner, 900mm Italian-made Glem Gas oven and stove top will delight any home chef.Unlike cramped apartments, this residence offers ample storage, including a custom-made entry cupboard, pantry, linen cupboard, and an external laundry with additional storage. The spacious dining area, suitable for a six-seater table, makes entertaining a pleasure year-round. The outdoor patio area accommodates a large dining setting, perfect for gardening, or enjoying coffee or wine in the sun-filled private yard.With a remote-controlled security gate for your car, you can leave your vehicle at home and explore Mitcham and the city with ease, thanks to convenient access to buses and trains.This home is more than just a place to live; it's a lifestyle. Don't miss out on this exceptional opportunity!Highlights:• Huge north-facing yard to home much loved pets\*, create garden beds, kids or grandkids can kick a ball or host family gatherings• Remote control security sliding gate and lockable fully fenced private yard• Ducted, zoned reverse cycle air conditioning, recently installed• 6 burner, 900mm Italian made Glem Gas oven and cooktop• Polished floorboards• Plantation shutters in lounge room• Down lighting• Storage options galore• Tool cupboard• Walking distance to Mitcham Square, public transport galore, prestigious schools, The Ed, One Fine Day and Stamps. • North-facing bedrooms, master with BIR• Brand new gutter and fascias\* Please refer to Strata minutes regarding parameters for pet ownership.Council: City of Mitcham Council Rates: \$1,305.15 per annumSA Water: \$153.70 per quarterESL: \$109.70 per annumStrata Rates: \$690.00 per quarterYear Built: 1970Zoning: Suburban Neighbourhood