

11 Boothby Street, Panorama, SA 5041

Tanner

Sold House

Wednesday, 17 April 2024

11 Boothby Street, Panorama, SA 5041

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 745 m2

Type: House



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\$935,000

Overflowing with charm, this one owner property has so much to offer. Whether you are looking for your first home, a property to renovate and make your own or make use of the incredible location and develop into something brand new - the opportunities are endless. Cared for with pride this lovely mid-century property with striking stone façade has welcomed decades of cherished memories being in the same family for over 65 years. Located in a highly sought-after neighbourhood, this home has a timeless appeal with its classic architecture and period charm. Step inside and be greeted by a warm and inviting interior, boasting spacious rooms, large picture windows, high decorative ceilings, and the most beautiful hand-crafted wood paneling with decorative trims. Positioned on a spacious north facing corner allotment the home itself comprises of three spacious bedrooms all with storage and ceiling fans, a detached studio or fourth bedroom option, main bathroom, large kitchen, laundry with adjacent separate toilet and a spacious light filled lounge with feature fireplace and neighbouring dining. The practical kitchen with electric cooking and good storage is ready for your personal touch, let your creative inspiration take over this space turning it into a reflection of your unique style and preference. Outside the fully enclosed yard provides a secure safe space for the kids and pets, includes two single garages with direct side street access, garden shed, rainwater storage, a space for the veggie patch, a sprinkling of fruit trees and a large undercover pergola space perfect for alfresco dining and entertaining. Some finer features you'll love about this home: *Approx 1957 construction *Detached solid brick studio/bedroom approximately 1973 construction *Kitchen with good storage, Westinghouse standalone cooktop with oven *Bathroom featuring Terrazzo flooring, large shower alcove, bath, and pedestal basin *2 x R/C Split A/Conditioners (Studio and Lounge room) *Shed 5.4 x 3.4 m approx, floor and roller door *Shed 6 x 3.4m approx, power, floor, roller door *Easy wheelchair friendly access ramps to the front and rear of the home *Front and back screen doors *Front bedroom exterior awnings *Rheem Electric Hot Water *Excellent storage throughout *2 x rainwater tanks *Hills hoist *Good off-street parking This ever-popular location has so much to offer just 20 minutes to the CBD and within easy reach to Clapham Primary School and Kindergarten, CC Hood Reserve and Dog Park, Lynton walking trails, the amazing Pasadena Green shopping complex and the soon to be built Panorama Hotel featuring a bottle shop with tasting room, accommodation, rooftop bar, café, restaurant, and gaming room. Excellent public transport options are available via train or bus giving you great convenient access into both the City and Flinders Hospital / University. The property is in the Unley High School Zone with an easy commute to other quality secondary schooling options including Mitcham Girls High, Scotch College and Springbank Secondary. This endearing home is one not to be missed, be sure to put on your open inspection list to avoid disappointment. It's our absolute privilege and pleasure to bring this property to the market. Please call Rob Hannam 0409 007 081 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, we can't wait to show you through. 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. Should the property be scheduled for auction, the Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. Specifications: CT | 5789-461 Council | City of Mitcham Zoning | Z5707/Suburban Neighbourhood Built | 1957 Land | 745m² (Approx.) Council Rates | \$1,624.05 p.a. ES Levy | \$157.35 p.a. S.A. Water | \$74.20 p.q. Sewer | \$108.99 p.q.