

# 12 Austin Street (Adjacent Lower Mitcham), Clapham, SA 5062

Smallacombe

## House For Sale

Friday, 17 May 2024

12 Austin Street (Adjacent Lower Mitcham), Clapham, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 590 m2

Type: House



Ros Munt  
0419034554



Janet HansenSmith  
0410668676

**\$1.005m**

~ Auction: Saturday 1st June @1:00pm (unless sold prior) ~This exceptionally spacious solid brick residence is set over two levels. With up to 4 bedrooms, 2 bathrooms and multiple living areas, it's ideal for larger families or multi-generational living. Set in a quiet street, with a flexible floorplan, it offers: \* Welcoming hallway with warm polished timber floors \* Very spacious 'formal living' room where the large picture windows fill the room with northerly winter sun and sliding doors open to the north facing balcony ~ ideal to relax and soak up the sunshine. Plus, a cosy fireplace with gas heater and a split system air conditioner to provide year round comfort \* Open plan kitchen that flows into both the large dining room and casual living area, and provides very good storage, dishwasher and gas cooking \* 4 bedrooms, the master boasting a wall of built in robes and ensuite \* Built ins to bedrooms 2 and 3, whilst bedroom 4 would make an ideal study/home office \* Neat family bathroom and a good size laundry \* Well established, low maintenance garden, with a pergola, and also a fabulous gazebo. This private, paved entertaining area is perfect to host family and friends \* Large garage (5.11m x 6.31m approx.) with auto roller door ~ ideal for larger vehicles and storage. This area also includes a cellar and an additional storage room/workshop More to love, so many additional features including: \* Solar panels ~ so no more expensive electricity bills \* Ceiling fans, split system air conditioner and gas heaters \* Pergola with lovely shade plants, pretty garden with lawn area, under house storage, garden shed and rainwater tank \* Scope to add your own touches and make it your home! All in a fabulous location ~ just minutes to Mitcham Square shops and cinemas, close to both the bus and the train, so you can be in the city in minutes. Enjoy the local parks and cafes. Easy access to excellent public and private schools including Colonel Light Gardens Primary, Scotch and Mercedes Colleges, and zoned for Unley High School. Council: City of Mitcham Land Size: 590sqm (approx.) Year Built: 1975 Zoning: Suburban Neighbourhood.