

12 Boothby Street, Panorama, SA 5041

Tanner

House For Sale

Thursday, 9 May 2024

12 Boothby Street, Panorama, SA 5041

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 747 m2

Type: House



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Contact Agent

Auction 10am, Saturday the 25th of May Located in the highly desirable suburb of Panorama on a spacious 747m2 corner allotment you'll find this enchanting solid brick home bursting with personality that will suit a large cross section of prospective buyers. Whether you are looking to purchase your first home, downsize, or searching for a smart investment; 12 Boothby Street, Panorama is the opportunity you've been waiting for. This gorgeous home has a timeless appeal with its classic architecture and period charm. Step inside via the grand foyer space and be greeted by a warm and inviting interior, boasting spacious rooms, high ceilings, solid timber floors, decorative cornices, and large picture windows that draw an abundance of natural light throughout. The home itself comprises of three double bedrooms all with storage, separate dining, a groovy kitchen, a large, detached studio, spacious main retro bathroom with feature 'Terrazzo' flooring, a large laundry, separate toilet, and a light filled spacious lounge with feature fireplace. The combination of ceiling fans and ducted reverse cycle air conditioning throughout the home ensure year-round comfort whatever the season. No need to worry about the running costs with a large 4.8 kw (approx) solar system in place putting your mind at ease when your energy bill arrives. Outside you're greeted with a spacious undercover patio with feature decking perfect for entertaining and alfresco dining and a rustic rambling cottage garden, with lush lawns, plenty of flowering flora, a spot for the veggies and a good array of seasonal fruit trees. The rear yard is fully enclosed providing a secure safe space for the kids and pets, includes a good size garden shed and a large garage with automated roller door access with direct access from Strathcona Avenue. Some finer features you'll love about this home: *Haier 5 Zone Ducted heating and cooling. *Tindo Solar system 4.8kw (approx.) *Detached studio 4.8 x 5.8m with storage and Split R/C A/C *Practical kitchen with standalone electric oven & cooktop with range *Retro bathroom with deep bath, shower & IXL Heat Lamp/Exhaust *Excellent storage throughout *Array of fruit trees including, Quince, Nectarine, Plum, Apricot, Lemon, Orange *Rear security screen door with doggy door *Good off-street parking *Walking distance to CC Hood Dog park, Clapham Kindy and Primary *Easy access to both Pasadena Green and Mitcham Shopping Centres. *Walking distance to Lynton train station and direct City bus routes. Panorama offers residents a leafy and relaxed lifestyle, all within easy reach of the city. Located just 7 km south of the Adelaide CBD, surrounded by parks and reserves, cafes and shops and excellent transport links, this location is tightly held and highly desirable. Zoned for Unley High and close to many of Adelaide's premier private colleges including Mercedes College, Scotch College and Walford Anglican School, your children's education will be second to none. This quality 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. Specifications: CT / 5584/931 Council / Mitcham Zoning / SN Built / 1959 Land / 747m2 (approx) Council Rates / \$1569.85pa Emergency Services Levy / \$63.35pa SA Water / \$549.57pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Clapham P.S, Mitcham P.S, Edwardstown P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839