

12 Taylors Road, Mitcham, SA 5062

HARRIS

House For Sale

Thursday, 1 February 2024

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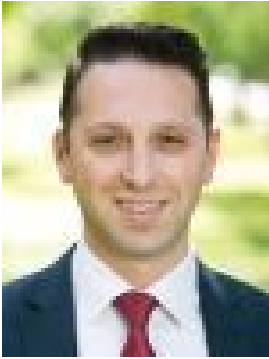
Bedrooms: 4

Bathrooms: 1

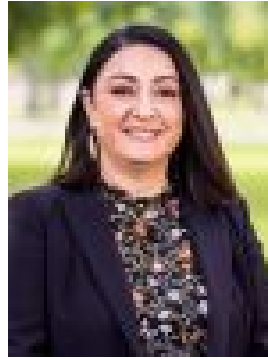
Parkings: 3

Area: 570 m2

Type: House



Paul Alvino
0434857611



Effie Vlachoulis
0412677189

\$1.05m

Combining a coveted position in this hugely sought-after locale arm's reach to some of Adelaide's most prestigious schools and a stone's throw to Mitcham's vibrant café and social scene, together with light-spilling and spacious modern contemporary living, 12 Taylors Road delivers a fantastic 4-bedroom footprint primed for a lifestyle for all ages. Blending a cosy and comfortable aesthetic with much-needed size and space, there's a picture-perfect life waiting to take root here. Along with popular duck-feeding parks nearby including the iconic Brownhill Creek inviting endless weekend adventure, a string of schools ranging from Scotch College, Mercedes and Mitcham Girls for stellar private options, as well as daily shopping essentials and a café culture all a short spin from your front door – labelling this one anything other than a lifestyle opportunity would be seriously underplaying it. Set proudly in an elevated position behind secure fencing with electric gates leading to a wide double carport and lush green gardens. Showcasing lovely interior design and welcomingly versatile footings, with modern kitchen and bathroom facilities, bright and airy bedrooms and great living spaces throughout. To the rear find extensive entertaining areas, purposefully designed for wonderful outdoor living. Timber decking and pergola covered central area, leading up to a second outdoor living area complete with large cubby house and private established gardens. A complete and impressive property in this highly sought after location designed to just move in and enjoy the lifestyle on offer. Features you'll love: – Beautiful Georgian-style property with striking street presence – Light-filled open-plan kitchen and dining with 2pac cabinetry and updated appliances – Sparkling kitchen with stone bench tops, abundant crisp cabinetry, and gleaming appliances including dishwasher – Picturesque living area featuring timber floors and French doors leading to the outdoor entertaining space – Light, bright and airy master bedroom with walk-in robe – 3 additional spacious bedrooms, all with handy BIRs – Fresh white-on-white main bathroom featuring separate shower and relaxing tub, floor to ceiling tiled – Practical laundry with storage and convenient 2nd toilet – Sunbathed decked alfresco area for lovely outdoor entertaining, with café blinds for year round enjoyment – Lush established gardens, with tiered second entertaining space complete with cubby house providing plenty of space for the kids to play or family pets to happily roam – 2 x split system air-conditioning downstairs with ducted AC upstairs – Double carport parking with paved turning circle as well as additional single lock up garage for additional storage. Location highlights: – Close to a range of exclusive private and public schools to choose from, including Scotch College, Mercedes, Mitcham Primary and Unley High and Mitcham Girls – Close to the hugely popular and kid-friendly Mitcham Reserve, as well as the scenic Brown Hill Creek Recreation Park – A short stroll to either Mitcham or Torrens Park Train Station for traffic-free city-bound commutes – Moments to the vibrant Mitcham Square for all your daily shopping, café and weekend entertainment in the one place. Specifications: CT / 5556/109 Council / Mitcham Zoning / HNBuilt / 1969 Land / 570m² Frontage / 23.22m Council Rates / \$1572pa (approx.) Emergency Services Levy / \$454.80pa SA Water / \$221.18pa Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Mitcham P.S, Clapham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S, Springbank Secondary College. 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 | 226409