

131 Bradley Grove, Mitchell Park, SA 5043



House For Sale

Tuesday, 14 May 2024

131 Bradley Grove, Mitchell Park, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 469 m2

Type: House



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Adam Rice
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Auction (USP)

Located in the heart of Mitchell Park, this stunning sandstone-fronted family home stands as a testament to impeccable craftsmanship and contemporary living. Built by Marshall Thompson Homes in 2004, this residence epitomises modern family living with its spacious layout and abundance of amenities. As you approach the property, the meticulously maintained front garden sets the tone for the care and attention to detail evident throughout. Upon entry, you are greeted by 3.3-metre high ceilings with 2.7-metre ceilings throughout the rest of the home, while timber flooring flows seamlessly throughout, adding warmth and character. The heart of the home is the large open-plan living and dining area, providing a perfect backdrop for creating cherished family memories. This space effortlessly transitions into a second open-plan living and dining area, connected to the modern kitchen, which underwent an upgrade in 2020. Boasting a breakfast bar, a 900mm Bosch gas cooktop, Bosch pyrolytic oven, dishwasher, and a spacious butler's pantry, the kitchen is a chef's delight. Additionally, a powder room on the lower level adds convenience for guests. The property features four spacious bedrooms, including an optional fifth bedroom on the second level. The master bedroom features a large walk-in robe and a luxurious ensuite bathroom with double vanity, floor-to-ceiling tiles, and a spa bath. Bedroom 2 on the lower level offers a private retreat, while bedrooms 3 & 4 on the second level feature built-in robes for convenient storage. The attic space provides flexibility and can serve as a fifth bedroom if desired. The main bathroom upstairs features a large bath and a separate shower, servicing all upstairs bedrooms. Double French doors lead to the beautifully landscaped rear yard and alfresco area, creating an ideal space for outdoor entertaining or relaxing in the afternoon sun. This property boasts an array of additional features, including a secure double garage with extra off-street parking, a 2.8 kW Solar Panel system, upgraded Thermann 26L gas hot water system, zoned ducted reverse cycle air conditioning, and hardwired photoelectric smoke alarms. Furthermore, the home is equipped with 4K CCTV cameras with remote access, LED lighting throughout, and fully automated irrigated gardens. Conveniently located, residents are just a short stroll from the newly upgraded Mitchell Park Sports and Community Centre, offering access to a range of sporting facilities. Westfield Marion, and Flinders University and Medical Centre are both within a 5-minute drive. Public transport options are endless, with a bus stop practically at your doorstep and the Mitchell Park Railway Station a short walk away, providing easy access to the CBD. Families will also appreciate the proximity to quality schools such as Sacred Heart College and Westminster School, as well as the leisure opportunities at Brighton Beach, just a 10-minute drive away.

What we Love:

- Immaculately presented sandstone-frontage
- Large open-plan living and dining area
- Modern kitchen with breakfast bar, butler's pantry, and Bosch appliances
- Powder room on lower level
- Master bedroom with walk-in robe and ensuite bathroom featuring a spa bath
- Three other spacious bedrooms, two with built-in robes
- Optional fifth bedroom in attic space
- Double French doors leading to landscaped yard and alfresco area
- Secure double garage with additional off-street parking
- 2.8 KW Solar Panel system with Higher Tariff 50c/Kwh
- Thermann 26L gas hot water system upgraded in 2022
- Complete home water filtration system with 3 stage filtration
- Zoned ducted reverse cycle air conditioning
- Hardwired Photoelectric smoke alarms updated in 2022
- 4K CCTV cameras with remote access
- Alarm system
- LED lighting throughout, including dimming LED in second living room
- Fully automated irrigated gardens front and rear
- Close proximity to Mitchell Park Sports and Community Centre
- Short drive to Westfield Marion, Flinders University, and Medical Centre
- Easy access to public transport with bus stop and railway station nearby
- Short drive to Brighton Beach
- Close by to Sacred Heart College, and Westminster School

Auction: Saturday, 1st June 2024 at 12.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. **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.