

15 Carruth Road, Torrens Park, SA 5062

Tanner

House For Sale

Friday, 3 May 2024

15 Carruth Road, Torrens Park, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 557 m2

Type: House



Simon Bec Tanner
0402292725



Lincoln Marshall
0407774669

\$1.35m - \$1.45m | Best Offer by Mon 27th May, 10am

This solid brick home boasts lush, mature gardens that envelop the home, setting the stage for serene indoor/outdoor living. Step inside to discover a spacious home flooded with natural light, polished timber floors, and a cozy gas log fireplace as well as new ducted evaporative cooling. The central kitchen has been recently updated and is ideal for entertaining with openings to the dining and front lounge as well the large back family room. Ideal for all stages of life, this three-bedroom, two-bathroom home offers effortless living with its low-maintenance design. The open-plan layout easily flows from the kitchen/dining area to the adjacent lounge and family room, where bi-fold doors open onto a gabled roof outdoor deck, perfect for alfresco gatherings. The master bedroom boasts built-in robes and a lovely ensuite, while the remaining bedrooms feature ample storage and garden views. A large main bathroom with separate toilet and a generous laundry with external access complete the practical layout. Outside, the backyard delights with the huge gabled roof deck and established greenery, providing a shaded oasis for summer relaxation. Sliding café blinds offer year-round protection whilst retractable fly screen doors ensure endless opportunity for indoor and outdoor entertaining. Your new home is beautifully located, close to Mitcham Shops with Wallis Cinema's and the locally frequented Cafe53 - an absolute must for your morning coffee pick-up. Adjacent Scotch College and around the corner from Mercedes, whilst also enjoying the benefits of being in the Mitcham Primary School zone, Unley High School and Mitcham Girls High School zone, you are spoilt when it comes to education. Under 7km's to the CBD, Flinders university and Hospital. An easy walk to the train or bus for a quick commute into town to enjoy our ever growing restaurant options and Saturday afternoon at the iconic Adelaide oval watching the cricket or favourite footy team. Other Great Features: Four burner gas stove Gas Hot Water NBN Connectivity Garden Shed New ducted evaporative cooling Updated kitchen As always, we can't wait to show you through. Please call Bec or Simon Tanner from Harris real estate with any questions regarding this beautiful home. 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 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 / 5357/880 Council / Mitcham Zoning / SN Built / 1950 Land / 550m² (approx.) Frontage / 15.24m Council Rates / \$2,802.10 p.a. Emergency Services Levy / \$235.20 p.a. SA Water / \$74.20 p.q. Sewer / \$188.04 p.q. Estimated rental assessment / \$750 - \$820 per week / Written rental assessment can be provided upon request Nearby Schools / Mitcham P.S, Clapham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural 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 | 333839