

**17 Alma Street, Panorama, SA 5041**

**HARRIS**

**Sold House**

Tuesday, 15 August 2023

17 Alma Street, Panorama, SA 5041

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 598 m2**

**Type: House**

## Contact agent

Introducing 17 Alma Street, a captivating Colonial home with a contemporary twist, nestled in the heart of the family-friendly suburb of Panorama. This remarkable property harmoniously combines the allure of peaceful living with breathtaking natural surroundings, providing a true sanctuary for those in search of tranquility and serenity. Tucked away, this residence boasts a spacious and thoughtfully designed layout that prioritises comfort and functionality. The open-plan configuration seamlessly connects the living, dining, and kitchen areas, creating a warm and inviting ambiance perfect for relaxation and entertaining. Upon arrival, you'll be greeted by a separate entrance hall that sets the tone for the character-filled charm of this home. The open lounge and dining area flow effortlessly, with sliding doors leading to a deck that offers a seamless indoor-outdoor connection. The adjacent kitchen conveniently adjoins the dining area, making it ideal for hosting guests or enjoying family meals. The main house comprises three bedrooms, two which are equipped with built-in robes to provide ample storage space. A family bathroom and separate toilet cater to the household's needs. Furthermore, a second bathroom is located in the studio, offering flexibility and versatility for extended family members or the potential for rental income. The retreat features its own front and back access, ensuring privacy and convenience. There is also potential to work from home as there is side access to the house. Additional notable features of this property include a separate laundry, ducted evaporative cooling, and a gas heater in the lounge, guaranteeing year-round comfort. The rear deck provides the perfect space for outdoor entertaining, allowing you to unwind and appreciate the tranquil surroundings. The meticulously landscaped gardens add a touch of natural beauty and create a serene ambiance that further enhances the overall tranquility of the property. Situated in a highly desirable neighborhood, this home enjoys close proximity to the Pasadena Green Shopping Centre, providing a range of convenient amenities at your fingertips. Flinders University and Flinders Medical Centre are easily accessible, making it an ideal location for families and professionals alike. To discover more about this extraordinary opportunity, contact Effie Vlachoulis at 0412 677 189. Specifications: CT / 5572/708 Council / Mitcham Zoning / Suburban Neighbourhood Built / 1972 Land / 598m<sup>2</sup> Council Rates / \$1738.40pa SA Water / \$190.86pa ES Levy / \$164.90pa Estimated rental assessment / \$580 - \$600 per week / Written rental assessment can be provided upon request. Nearby Schools / Clapham P.S, Clovelly Park P.S, Edwardstown P.S, Mitcham 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 | 226409