

2/22a Broughton Avenue, Mitcham, SA 5062



House For Sale

Friday, 15 March 2024

2/22a Broughton Avenue, Mitcham, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Contact Agent

BEST OFFERS CLOSE WEDNESDAY 27 MARCH AT 12:30PM Discover serenity within the exclusive enclave of Broughton Mews, a meticulously maintained community of six homes boasting a meandering access driveway bordered by picturesque gardens. From the moment you step inside, the sophistication of this residence is undeniable, offering modern interiors and a thoughtfully designed floor plan that caters to the needs of both busy families and downsizers alike. Offering generous accommodation with a lovely light-filled ambience, this home currently comprises both formal and casual living areas and three sizeable bedrooms. The expansive family/living room exudes elegance with its coffered ceiling and French door access to the tranquil private courtyard. Adjacent, the chef's kitchen is equipped with ample storage, generous bench space, and high-quality appliances including a Westinghouse Oven and Bosch gas cooktop and dishwasher. French doors from the dining area also lead out to the courtyard, seamlessly blending indoor and outdoor living. Step outside to the low-maintenance courtyard oasis, adorned with climbing vines that create a peaceful backdrop for relaxation or entertaining. High-quality Shadowspec Retreat mounted umbrellas ensure year-round comfort, offering protection from the elements without compromising on open-air enjoyment. Retreat to the luxurious primary bedroom suite on the ground floor, complete with a generous walk-in robe and ensuite featuring an indulgent bathtub. A well-equipped laundry with adjacent toilet amenities completes the ground floor layout. Ascending to the upper level and discover a spacious landing perfect for a study or office nook, leading to an additional living area and two light-filled bedrooms, each with built-in robes. The bedrooms are serviced by a generous bathroom boasting ample vanity space, while one bedroom enjoys access to a private balcony. Features you'll love: - ? Side-by-side secure double garage with auto panel-lift door - ? Ducted reverse-cycle throughout - ? Ceiling fans in all bedrooms - ? Adaptable floorplan to suit your needs, with the main bedroom located on the ground level - ? Easy-care private courtyard with high-quality Shadowspec retreat wall-mount shade umbrellas - ? Elegant interiors filled with natural light - ? Toilet amenities on both levels - ? Watering system to gardens - ? Torrens titled property within an impeccably presented estate - ? 1.2kW solar system - ? Plantation shutters throughout Indulge in the perfect blend of elegance and comfort in this prestigious address, in close proximity to Mitcham Square, the Edinburgh Hotel, Carrick Hill and Waverly Street Reserve Playground. Your morning commute has never been easier being less than 6km from the Adelaide CBD with a range of transport easily accessible. This hidden gem promises a magical tree change, without the remote location. Directly adjacent the highly-sought after Mercedes College and only a few minutes' drive from Scotch College. Zoned for Unley High School.