

**2 Denman Terrace, Lower Mitcham, SA 5062**

**HARRIS**

**House For Sale**

Tuesday, 30 April 2024

2 Denman Terrace, Lower Mitcham, SA 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 765 m2**

**Type: House**



Lincoln Marshall

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## Contact Agent

Nestled within a picturesque tree-lined Terrace in the highly coveted suburb of Lower Mitcham, this property presents a golden chance for renovation or redevelopment. Just a brief 15-minute commute from the CBD, and with all essential amenities within easy reach, the potential here is boundless. Denman Terrace resides on the cusp of esteemed Colonel Light Gardens, offering a unique advantage for those seeking renovation or new construction without the stringent Heritage requirements of its neighbouring suburb. Sitting upon a generous 765m<sup>2</sup> (approx.) level plot without significant trees, the canvas is yours to envision something remarkable; summon your architect and craft your own architectural masterpiece. The existing three-bedroom dwelling provides comfortable accommodation while you contemplate your renovation plans or blueprint your dream home. Lower Mitcham epitomizes suburban tranquillity while being conveniently close to the city, boasting proximity to prestigious educational institutions such as Scotch and Mercedes Colleges. Moments away, Mitcham Square and Pasadena Green Shopping Centres offer a vibrant locale for leisure and errands. Commuting to the CBD is effortless, with Mitcham Railway Station just a stone's throw away. It's truly the best of both worlds, right where you desire it. More to love:

- Peacefully situated on a serene, tree-lined street
- Less than 15 minutes from the CBD
- Adaptable floorplan allows for personalized renovations
- Expansive, flat land parcel for constructing your new abode
- Walking distance to public transportation
- Quick access to Adelaide's premier schools
- And much more.

Specifications: CT / 5774/556 Council / Mitcham Zoning / SN Built / 1962 Land / 765m<sup>2</sup> (approx) Frontage / 15.24m Council Rates / \$1879.4pa Emergency Services Levy / \$178.50pa SA Water / \$204.68pa Estimated rental assessment / \$520 to \$550 per week / Written rental assessment can be provided upon request

Nearby Schools / Colonel Light Gardens P.S, Clapham P.S, Mitcham P.S, Edwardstown P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, 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 | 22640