

**2 Fife Avenue, Torrens Park, SA 5062**

**HARRIS**

**Sold House**

Wednesday, 8 November 2023

2 Fife Avenue, Torrens Park, SA 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 510 m2**

**Type: House**



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## Contact agent

Best Offers By 10AM Tuesday 21st November (unless sold prior) Entice, enchant and invite your character dreams to come to fruition with this beautifully maintained and much-loved stunner nestled on the vibrant fringe of Mitcham Square in what is a property swooning in light-filled elegance and spilling in functionality. Delivering a wide street frontage, this c.1925 bungalow – bold with its broad portico and pitched verandah sitting behind a sunbathed yard bursting with fruit laden trees and vegetable gardens – showcases timeless feature and quintessential charm. From lofty ceilings and stained glass, Federation fireplaces adorning big, bright and airy bedrooms, and an open-plan living headlined by the skylight-lit chef's zone ready to socialise as you serve; an understated magic of everyday lifestyle bliss awaits. With a raft of modern updates including a designer kitchen with gleaming 900mm gas oven and stove top ready to inspire culinary triumphs, along with a sleek bathroom featuring soul-soothing underfloor heating and storage-packed laundry, there's precision old-meets-new here with no need to lift a finger. Spacious alfresco living stakes an entertaining claim too that'll see plenty of sunny weekend lunches delve deep into vino-infused evenings, while the as-mentioned width to this lovely block will lure no shortage of future extension options should the need ever arise to extend and expand (STCC), adding wonderful scope to an already superb home. Literally a skip and a jump to the thriving heart of Mitcham complements daily convenience whether you're looking for delicious café catch-ups or popular quick eats to treat yourself, grab all your shopping essentials while you're at it in Mitcham Square, as well as enjoy the occasional Friday night stroll to Wallis Cinema to catch the latest flick. Picture-perfect in every way, and an added bonus for growing families with fantastic schooling options at arm's reach, not to mention city-bound train lines offering traffic-free commutes, 2 Fife Avenue sparks joy in every way. Features you'll love:- Beautiful character footings delivering soaring ceilings, 3 lofty and light-filled bedrooms, and a timeless stained glass grand entry with spacious portico - Gleaming modern kitchen gazing across the open and airy lounge, skylight, good bench top space, abundant cabinetry and stainless appliances including dishwasher and 900mm oven and stove top- French doors extending the entertaining zone to a sweeping outdoor alfresco featuring all-weather verandah with plenty of space to extend or expand (subject to council conditions)- Stylishly updated modern bathroom with underfloor heating and adjoining WC for added convenience- All three large bedrooms feature ceiling fans, split-system AC, and two featuring Federation fireplaces, as well as AC in main living- Sunny front yard with neat lawn, designated vegetable gardens, and a raft of fruit trees from peach and plum, to fig, lemon and orange- Wide frontage and driveway with room to fit cars side-by-side Location highlights:- A leisurely stroll to the bustling Mitcham Square teeming with all your popular café, eatery and shopping and needs- Walking distance still to Mitcham Primary, Unley High, as well as the prestigious Scotch College- Arm's reach to lush reserves for wonderful weekend adventure, and a stone's throw to Mitcham Train Station to zip you into the city in a flash Specifications: CT / 5794/211 Council / Mitcham Zoning / SN Built / 1925 Land / 510m<sup>2</sup> Frontage / 21.34m Council Rates / \$1,716pa (approx) Emergency Services Levy / \$169.09pa (approx) SA Water / \$227.70pq (approx) Estimated rental assessment: \$590 - \$620 p/w (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 | 226409