

**20 The Grove, Lower Mitcham, SA 5062**

**HARRIS**

**House For Sale**

Thursday, 13 June 2024

20 The Grove, Lower Mitcham, SA 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 822 m2**

**Type: House**



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## Contact Agent

Auction 10am Saturday 29th June Whether it's the deco details, the sweeping corner allotment on a prestigious street, or all the leafy lifestyle that defines Lower Mitcham, there's so much to love about 20 The Grove before you've even set foot in the door. Set on an enviable 822sqm, a sandstone frontage is expertly offset by manicured gardens, lush lawns, and terrazzo porch, harmonising flawlessly with the streetscape and offering the ideal introduction to the detail layered across the family footprint. Canopied by high ceilings, lined with wide picture windows, and centered by combustion heater for toasty winters, a formal lounge connects to both expansive living room and dedicated dining room, ensuring seamless flow and plenty of footprint to configure exactly how you like. Two spacious bedrooms – each with extensive built-in robes – are fully serviced by a deco bathroom, bathtub, walk-in shower, and separate WC united by a terrazzo floor on trend for 1955 and 2024 simultaneously. An additional bedroom to rear expands the scope even further, whether it's the ideal work-from-home suite, playroom, or semi-separate slumber zone for independence-craving teens. A nostalgic sit-in kitchen boasts north facing window for no shortage of sunrays, with vast slate-floored alfresco entertaining area further harnessing that orientation to create an epicentre sure to host everything from a quick coffee (or cocktail) alfresco to extended family Christmas day. Cottage gardens, raised veggie beds, and established fruit trees complete the allotment with botanical bliss, while a garage workshop and side-access driveway take full advantage of corner composition to make it easier than ever to navigate boat and caravan storage or house passion projects. If you do need to leave your empire, you don't need to journey far, with Local Crowd and Bond & Lane on hand for your caffeine hit, as well as a plethora of amenities on Goodwood Road and Mitcham Square Shopping Centres just a short drive away. Perfectly positioned walking distance to Colonel Light Gardens Primary School and Scotch College, and zoned to Unley High School, for a streamlined school run, while it's only 15 minutes to the city with the Torrens Park Train Station on hand for a straightforward commute. Renovate, extend, or simply thrive exactly as is – the next era is entirely, blissfully, up to you. More to love:

- Solar panels
- Split system reverse cycle air conditioning and combustion heater to lounge
- Expansive laundry with external access
- Irrigation system
- Light-wash polished timber floors
- Heritage features throughout – high ceilings, picture windows, decorative cornices
- Freshly repainted with neutral colour palette

Specifications: CT / 5730/386 Council / Mitcham Zoning / SN Built / 1955 Land / 822m<sup>2</sup> (approx) Council Rates / \$2,401.80pa Emergency Services Levy / \$208.75pa SA Water / \$236.38pq N/D Estimated rental assessment / \$620 - \$650 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 | 226409