

**21A Kitchener Street, Netherby, SA 5062**

**HARRIS**

**House For Sale**

Wednesday, 12 June 2024

21A Kitchener Street, Netherby, SA 5062

**Bedrooms: 3**

**Bathrooms: 2**

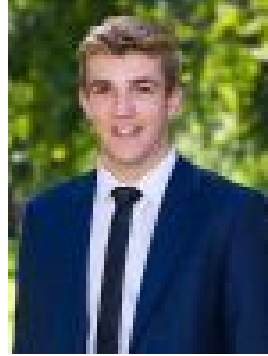
**Parkings: 2**

**Area: 472 m2**

**Type: House**



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## Contact Agent

Lock up and leave, or lay back and love - 21A Kitchener Avenue makes the most of every inch of a prime Netherby address to create the ultimate base for any lifestyle. Set quietly back off the street, lush gardens guide to a rendered federation frontage, radiating a street appeal more than worth of its iconic address. From formal lounge canopied by coiffured ceilings overlooking courtyard, to vast open-plan living area, the floorplan prioritises space to spread out, and scope to configure exactly as you like. A sleek monochrome modern kitchen showcases a full suite of high-end appliances united by granite benchtops and backsplash, plan layout facilitating easy meal service and smooth flow across all zones. Sliding doors unite with vine-wrapped gabled pergola, seamlessly extending the footprint alfresco with an entertaining epicentre ready for everything from a quick morning coffee to milestone celebrations. With walk-in robe, private ensuite, and bay window soaking up northern orientation, an expansive main bedroom offers the ultimate retreat. Two additional bedrooms are serviced by an equally upscale family bathroom, floor-to-ceiling tiles, freestanding oval bathtub, frameless walk-in shower and stone-topped vanity hosting bringing hotel luxe to everyday rituals. Tiered gardens finish the allotment in just enough botanical bliss to please green thumbs and furry family members, while a detached studio completes the equation with truly multi-purpose flexibility, ready to be adapted as a gym, yoga studio, or home office, the commute only as long as your strides. Walking distance to The Ed or Torrens Arms for summers in the beer garden or winter red around the fire, with Mitcham Square Shopping Centre moments away for the grocery run or a latest release movie. Effortless proximity to Mitcham Primary School and Unley and Urrbrae High Schools ensures you'll never miss the first bell, while Scotch, Mercedes and a plethora of private schooling options are also on hand. The future's never looked brighter than on Kitchener. More to love: • 6kw solar panel system • Ducted reverse cycle air conditioning throughout, plus additional split system to rear living • Secure single garage and additional off-street parking • Separate laundry with extensive storage • Fully automated irrigation system • High ceilings • Plantation shutters • Exterior roller blinds • Tiled floors and plush carpets • Downlighting and feature light fittings • Security system • Heated towel rails to both bathrooms • Ceiling fans

Specifications: CT / 5611/233 Council / Mitcham Zoning / SN Built / 1998 Land / 472m<sup>2</sup> (approx) Frontage / 8.39m Council Rates / \$2,078.40pa Emergency Services Levy / \$301.45pa SA Water / \$pq Estimated rental assessment / \$750 - \$800 per week / Written rental assessment can be provided upon request

Nearby Schools / Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S, Springbank Secondary College

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