

22D Fife Avenue, Torrens Park, SA 5062

Tanner

House For Sale

Saturday, 30 March 2024

22D Fife Avenue, Torrens Park, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1145 m2

Type: House



Simon Bec Tanner
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Myra Brunning
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Auction - Contact Agent

Mid-Century Charm on a Sprawling Corner Allotment: On 1145m² this is a prime Opportunity for Renovation or Redevelopment (STCC) Nestled in the exclusive Brownhill Creek, Torrens Park precinct, this mid-century gem occupies a commanding position on a sizable corner allotment. With vast potential awaiting, this property presents an ideal canvas for renovation or redevelopment (STCC) Quietly tucked away, the residence boasts a unique allure, capturing the essence of its serene surroundings flanking both sides of Brownhill Creek. Featuring three bedrooms and two bathrooms, this home exudes warmth and character, accentuated by extensive stonework and combustion fireplaces. A great modern addition to the home is the abundance of solar panels to help keep your bills down. Positioned strategically on the generous 1145m², there is ample opportunity to refurbish and expand upon the existing footprint. Inside, natural slate flooring adorns the open-plan kitchen and living spaces, which flow seamlessly out to the decking which overlooks the stunning Brownhill Creek. Stepping outside you discover enchanting outdoor entertaining areas that overlook a tranquil botanical creek setting. Landscaped stone walling lines the creek, providing secluded spots to bask in the ambiance of this exceptional location. Conveniently located mere minutes from Mitcham Shopping Centre and with prestigious schooling options at your doorstep, including Scotch and Mercedes Colleges, this property epitomizes both lifestyle and convenience. Don't miss the chance to make this rare find your own - your opportunity for a Grand Design awaits. It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Should the property be scheduled for auction, the Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. Specifications: CT | 5304-923 Council | City of Mitcham Zoning | Z5707 / Suburban Neighbourhood Built | 1960 Land | 1,145m² (Approx.) Council Rates | \$3,202.35 p.a. ES Levy | \$261.65 p.a. S.A. Water | \$74.20 p.q. Sewer | \$214.90 p.q. Title | Torrens