

23 Waterman Terrace, Mitchell Park, SA 5043

NOAKES
NICKOLAS

Sold House

Thursday, 29 February 2024

23 Waterman Terrace, Mitchell Park, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 744 m²

Type: House



Michael Balawejder
0881663989



Courtney Green
0468389432

\$790,000

Presenting with charming street appeal, this beloved mid-60's double brick family home on a Torrens titled 744m² allotment is yours for the taking surrounded by similar house-proud homes on Waterman Terrace. Offering three double bedrooms, a spacious internal living space and a large enclosed outdoor living space, enjoy a spacious 259m² of total living. From behind its timeless brick façade and tidy low maintenance landscaping, step into the entry via a large, protected porch. On the front of the home, two carpeted front-facing bedrooms and the family room enjoy a favourable northerly orientation, ensuring all-day sunshine. At the heart of the home, a spacious kitchen offers plenty of storage, with room for a dining table too, while the fully-tiled and well-maintained main bathroom includes a bath and a handy separate toilet. From the lounge with its charming timber floors, French doors connecting the family room to the outdoor entertaining area. Adjacent, overlooking the rear with large windows, a huge, enclosed living is the flexible entertaining space you'll come to take for granted for celebrations and hobbies alike. A large lawn dotted with fruit trees is rich in future possibility, whether it's an extension, swimming pool, or landscaping to suit your personal style. Whether you choose to fill this home with new life or explore its development potential for your family or a savvy investment, the potential is all here in Mitchell Park. Enjoy a handy location close to shopping, public transport and the coast. Nearby Park Holme shopping Centre and just 2km to shopping mecca Westfield Marion. A short drive to suburban beaches and with plenty of easy ways to get into the city, explore the ways this exciting property could change your 2024 outlook for the better on Waterman Terrace. More features to love:- 15.6m frontage and generous 744m² allotment- Reverse A/C plus ceiling fan to main bedroom- Rear shed with tilt door and adjoining pergola- Secure double carport and further off-street parking- Dedicated laundry- Gas hot water system- Zoned to Hamilton Secondary College, close to Marion Primary and Westminster School and within the catchment area for Oaklands Estate Kindergarten- 630m to Mitchell Park Railway Station and easy access to public transport along Marion Road- 4.5km to Somerton Beach and under 8km to the Adelaide CBD Land Size: 744sqm Frontage: 15.6m Year Built: 1965 Title: Torrens Council: City of Marion Council Rates: \$1720 PASA Water: \$174 PQES Levy: \$148 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.