

**24 Harrow Terrace, Kingswood, SA 5062**

**HARRIS**

**House For Sale**

Wednesday, 22 May 2024

24 Harrow Terrace, Kingswood, SA 5062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 688 m2**

**Type: House**



Tom Hector  
0423767967



Jayden Finch  
0434644901

**\$1.55m-\$1.65m**

Best Offers By 10am Tuesday 4th June (unless sold prior) Held dearly by the one family since it was constructed in the 1960s, this Basket Range stone-fronted home is both a heart-warming trip down memory lane and a picture of potential on its generous 688sqm parcel in the lap of some of Adelaide's most sought-after colleges and public schools. Its nostalgic originality is testament to both the quality of its double brick build and the care taken to keep it in such beautiful working order - ready to enjoy in its current state and ripe for a value adding renovation in the same breath. Extended along the way, its large and light filled rooms define its very flexible floorplan with a bevy of living zones and up to four bedrooms - three if you'd like to retain the rear retreat/home office. A solid timber eat-in kitchen instantly throws you back to Christmas lunches past, while sparking visions of what could replace it. High ceilings, a wide hallway and the large dimensions of its adjoining living whet the appetite for of re-jigged layout. Have a multi-generational family, project car or particular hobby? The solidly built and separate garage/studio - featuring a cellar, split r/c and provisions for a kitchenette and toilet - could be spruced up and self-contained with little fanfare. If you're thinking bigger, a bold new build is never out of the question in a suburb held in such high esteem, moments from Scotch, Mercedes and Concordia Colleges, Unley High School, Mitcham Square, Unley Shopping Centre and the CBD itself. Here's to new beginnings. More it love: ☑ Loved and beautifully kept by the one family since the day it was built ☑ Carport and off-street parking for multiple cars ☑ Flexible floorplan with three living zones plus study/rumpus ☑ Heating/cooling provisions ☑ Two kitchens, including super-functional main version with room for large dining table ☑ Durable double brick construction ☑ Solid rear garage with cellar, brand new split system ☑ Original terrazzo porch and bathroom tiling ☑ Separate outside toilet ☑ Exterior sensor lighting and secure wrought iron gates ☑ Established easy-care gardens ☑ Zoned for and moments from Unley High School ☑ Just 10 minutes from the CBD Specifications: CT / 5808/773 Council / Mitcham Zoning / EN Built / 1969 Land / 688m<sup>2</sup> (approx) Frontage / 15.24m Council Rates / \$2458.90pa Emergency Services Levy / \$212.50pa SA Water / \$271.10pq Estimated rental assessment: \$620 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mitcham 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