

**24B Springbank Road, Panorama, SA 5041**

**HARRIS**

**Sold House**

Thursday, 7 March 2024

24B Springbank Road, Panorama, SA 5041

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 362 m2**

**Type: House**



Lincoln Marshall  
0407774669

**\$702,500**

Best offers by 12PM Monday 25th March (unless sold prior) Nestled in a serene position off Springbank Road, hidden behind your own private garage, this charming and spacious Tudor-style homette promises effortless living in a sought-after location. Boasting a luminous ambiance throughout, this residence offers two bedrooms, a refined formal lounge, and a generously proportioned living and meals space seamlessly connected to the well-appointed kitchen, complete with a dishwasher and electric cooktop. Enjoy year-round comfort with ducted reverse cycle air conditioning, full bathroom with a luxurious bath and shower, separate toilet, and convenient laundry ensure practicality. Step outside to discover a tranquil private courtyard, ideal for relaxing or entertaining, along with a lock-up single garage and additional parking space. With NBN connectivity already in place, and just a stroll away from public transportation, this home epitomizes convenience and charm, making it an irresistible choice for discerning buyers. With easy access to Scotch College, zoning for Unley High and close proximity to other reputable options of Clapham Primary, Mitcham Primary, Mercedes, Walford & Concordia Colleges – your kids quality education is all but taken care of. Specifications: CT / 5157/724 Council / Mitcham Zoning / GN Built / 1988 Land / 362m<sup>2</sup> (approx) Frontage / 7.7m Council Rates / \$1,286pa Emergency Services Levy / \$126.60pa SA Water / \$195.95pa Estimated rental assessment / \$460 to \$490 per week / Written rental assessment can be provided upon request. Nearby Schools / Clapham P.S, Edwardstown P.S, Clovelly Park P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, 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