

25 Price Avenue, Lower Mitcham, SA 5062

HARRIS

Sold House

Friday, 3 November 2023

25 Price Avenue, Lower Mitcham, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 885 m2

Type: House



Lincoln Marshall
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Contact agent

The jacarandas are about to paint Price Avenue in a sea of purple and you're going to have the best summer yet in this extended C1925 bungalow with the high-tech creature comforts and security, wing-spreading space, bill-busting efficiency, pool and licence to entertain that make this the complete family package on the brink of Mitcham Square and Scotch College. Don't be fooled by its year of build because this dynamic home is the prototype for modern family living, melding a boundless rear addition with a robust and beautifully presented original home to unfurl multiple living zones, a study nook and three big bedrooms. It's a light-filled home in which you can always find your own space to retreat to and then return for quality family time, whether inside or under the expansive alfresco pavilion with a pool view, TV provisions, combustion fireplace and your very own outdoor kitchen. The main kitchen marks the smooth transition between the home's opposing eras, striking a modern-but-timeless aesthetic thanks to its stone benchtops, quality stainless steel appliances and a breakfast bar born for mid-week dinners on the fly. Whether it's the ensuited master bedroom, CCTV and electric gated entry, ducted R/C, heated pool, ample shedding, a lock-up carport with room for four cars or the 14KW solar system and 10KW battery that will make crippling bills ancient history; a home that lives large is all about the details. And it makes all the difference. More to love: - Enviably placed on a jacaranda-lined street, amongst other grand homes on big blocks - Moments from Mitcham Square and Pasadena Green Shopping Centres - Impeccably presented inside and out - Ultra-flexible floorplan with formal and casual living zones - Electronic gated entry with CCTV/intercom and alarm - Off-street parking for a small fleet, secured from the street - Room for your caravan and boat - Beautifully presented landscaped gardens with automatic watering system and a range of flourishing fruit trees - Plantation shutters throughout - Loads of storage and separate laundry - High ceilings throughout - Walking distance from bus and train stops - Less than 15 minutes from the CBD and under 20 from the metro coast - Moments from Clapham Primary School and Scotch and Mercedes Colleges - And much more. Specifications:CT / 5433/836Council / MitchamZoning / SNBuilt / 1925Land / 885m2Frontage / 18.29mCouncil Rates / \$2751pa (approx.)Emergency Services Levy / \$223.85paSA Water / \$79.50pq (sewer only)Estimated rental assessment / \$800 to \$850 per week / Written rental assessment can be provided upon requestNearby Schools / Colonel Light Gardens P.S, Mitcham P.S, Clapham P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.SDisclaimer: 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