

# 26 Waverley Street, Mitcham, SA 5062

## House For Sale

Thursday, 8 February 2024

26 Waverley Street, Mitcham, SA 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 436 m2**

**Type: House**



Grant Wills

## Contact Agent

Auction Location: On Site Positioned in the leafy and sought-after suburb of Mitcham, 26 Waverley Street features a charming character frontage that immediately attracts. Torrens titled and a potential investment opportunity that savvy investors will undeniably be keen to capitalise on or suited perfectly to a downsizer or first home buyer looking to secure their own property to call home. This Torrens titled property spans a 436 sqm allotment, offering both privacy and space with a well-maintained tranquil rear garden and delightful outdoor alfresco space. The residence features three versatile bedrooms or two plus a study area, suiting a broad range of buyers. The open living and dining room exudes a warm and inviting ambience with its polished floorboards and an abundance of natural light, making it an ideal setting for both relaxation and entertaining. Complementing the living space is the original kitchen that comes equipped with dishwasher and a meals area that captures the essence of homely comfort. Outside, an alfresco undercover decking area overlooks tranquil rear gardens, an ideal setting for relaxation and entertainment. This outdoor retreat paired with low maintenance landscaping is sure to be an asset. Coupled with ample secure off-street parking. Added convenience of reverse cycle split system ensuring year-round climate control. The property's location enhances its desirability, being in proximity to Mitcham's array of shopping precincts, cafes, and quality schools, ensuring ongoing capital growth potential. A charming blend of character and potential, providing a solid foundation for enhancement or redevelopment (subject to necessary consents) to further amplify its value. Its combination of lifestyle convenience and low-maintenance living. Local Council: Mitcham Council rates: \$2,081.55 pa approx SA Water: \$213.89 pq approx Land size: 436 sqm approx. Year built: 1945