

26B Kitchener Street, Netherby, SA 5062

HARRIS

Sold House

Friday, 10 November 2023

26B Kitchener Street, Netherby, SA 5062

Bedrooms: 3

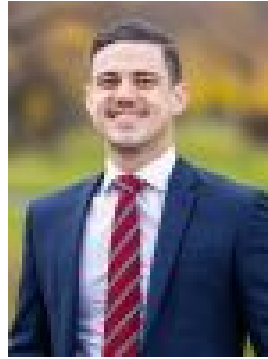
Bathrooms: 2

Parkings: 1

Type: House



Georgie Todd
0420492936



Todd Penrose
0406760537

\$1,300,000

Take an exquisite maisonette boasting an extensive floorplan that harnesses every inch of a quintessential Netherby allotment, and fastidiously optimise it for effortless modern living – 26B Kitchener Street is certain to please even the most discerning critic. Set quietly back off the street, a handsome exposed brick federation frontage radiates street appeal befitting of its iconic address. French doors filter natural light across two spacious living areas, with wood-look gas heater on hand for toasty winters. A brick-lined interior atrium unites both, ensuring an abundance of options for space to spread out indoors or step out for fresh air. A gourmet updated kitchen showcases an ultra-wide Smeg gas cooker, stone benchtops, and sleek marble-tiled backsplash, open plan layout facilitating easy meal service and smooth entertaining across all zones. The perfect setting for alfresco dining or celebrations with your nearest and dearest, a return deck and gabled pergola are complete with BBQ area. You can tend the grill without breaking conversation while overlooking the lush rear lawn, easy-care garden beds and vine-laden shed; your summer is sorted. With bay window framing northern orientation for blissful sunrays, an expansive main bedroom is expertly serviced by walk-in robe and chic ensuite. Two further bedrooms can be adapted for your needs as additional slumber zones, home workspaces or guest rooms, serviced by an equally luxe family bathroom, with freestanding tub, frameless walk-in shower and timber-topped vanity ready to host rush hour with style. Walking distance to The Ed or Torrens Arms for downtime in the beer gardens. Mitcham Square Shopping Centre and cafes on Duthy Street are moments away for the grocery or coffee run, and you are surrounded by the local parks, ovals and playgrounds. Effortless proximity to Mitcham Primary School and Unley and Urrbrae High Schools ensures you'll never miss the first bell, while Scotch, Mercedes and a plethora of private schooling options are also on hand. Your next chapter looks brighter than ever. More to love:- 6kw Fronius solar system- 12kw Hitachi ducted reverse cycle air conditioning- Secure single garage and additional off-street parking- 3 phase power- Kitchen, bathrooms and laundry recently updated - Separate laundry with extensive storage- Outdoor BBQ area with slate benchtops and fridge alcove- Off street parking for three cars - Irrigation system with sprinklers and drippers- Generous garden shed- Skylights- Timber floors and plush carpets- Downlighting and feature light fittings Specifications: CT / 5428/387 Council / Mitcham Zoning / SN Built / 1989 Land / 472m² Frontage / 8.38m Council Rates / \$1,855pa Emergency Services Levy / \$172.45pa SA Water / \$300pq Estimated rental assessment: \$695 - \$720 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls 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