

**28A & 28B Sizer Street, Lower Mitcham, SA 5062**

**Tanner**

**House For Sale**

Wednesday, 24 January 2024

28A & 28B Sizer Street, Lower Mitcham, SA 5062

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 470 m2**

**Type: House**



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## Contact Agent

Discover the epitome of versatility in this charming property nestled in the sought-after suburb of Lower Mitcham. Boasting two spacious units on approximately 470m<sup>2</sup> within a picturesque cottage garden, this property presents a unique opportunity. Whether you choose to live in one unit and rent out the other or combine the spaces to create a total of four bedrooms, three bathrooms, and two kitchens, the versatility of this property is so unique. Perfect for multi-generational living or those seeking a steady income, the smaller unit has proven Airbnb success, generating \$130 per night with an impressive occupancy rate throughout the year. Beyond its earning potential, the property offers practical features including a garage with additional off-street parking, 3kw solar panels, a beautiful garden with two convenient garden sheds, for terrific storage and any need for a little workshop. The character and charm of this home extend to its stunning street presence, surrounded by a manicured garden with stone paving, rambling pathways, and flourishing flowers. Quality features such as floorboards, high ceilings, and heritage windows with plantation shutters add to the property's appeal. Step inside the larger unit, featuring two bedrooms and two bathrooms, and be captivated by the light-filled, generously sized lounge and dining area. The gas fireplace with lovely mantle, heritage windows, and garden views create an inviting ambiance complemented by two ceiling fans and an elegant staircase. The updated kitchen offers delightful garden views, a double sink with pura tap, dishwasher, and ample storage. A spacious bedroom downstairs boasts an enormous built-in robe and ensuite, with sliding doors leading to the courtyard garden and easy access to the garage with an auto roller door. Ascend the staircase to find a large space with floorboards and a handy study nook. The generous, beautifully renovated bathroom features floor-to-ceiling tiles, a frameless shower, and a wall-hung vanity with a stone benchtop. The master bedroom impresses with an enormous walk-in robe, split system, and charming plantation shutters with treetop views, equipped with external block-out shutters. The second unit, optionally fully furnished, includes a kitchenette with gas cooking and Pura-tap, a living area with a split system, and picturesque plantation shutters with garden views. Downstairs, a bathroom adds convenience, while upstairs, two generous bedrooms, one with a built-in robe and a ceiling fan, await. Relax in the lovely fully established garden oasis, featuring a paved courtyard, lawn areas with a variety of fruit trees (peach, apricot and two avocado), as well as the two handy garden sheds. This unique opportunity comes with two separate electric meters, two gas meters, and one water meter, providing ample options for managing this proposition. Lower Mitcham's prime location allows easy walks to Mitcham shopping centre, cafes, restaurants, boutique shopping, and Wallis cinema for entertainment. Enjoy the vibrant lifestyle with nearby cafes such as the Local Crowd Café or Bond & Lane Café, both in Colonel Light Gardens. The area offers tennis, lawn bowls, dog parks, and beautiful tree-lined streets, emphasizing a lifestyle of low-maintenance living in a safe and beautiful suburb. With just under 7km to the Adelaide CBD, and close proximity to schools such as Colonel Light Gardens, Mitcham Primary, Unley High, Mitcham Girls High, Scotch College, Mercedes College, Cabra Dominican College, and Concordia College, this property opens up a world of educational possibilities. Just a few minutes walk to the local train and buses, make this the perfect home or investment. It's our absolute privilege and pleasure to bring this property to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 5029-403 Council | City of Mitcham Zoning | Z5707/Suburban Neighbourhood Built | 1950 Land | 470m<sup>2</sup> (Approx.)