

2A Arnold Street, Kingswood, SA 5062

HARRIS

Sold House

Friday, 11 August 2023

2A Arnold Street, Kingswood, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 459 m2

Type: House



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\$1,350,000

Whispering "home sweet home" from every impeccably kept corner, this light-filled courtyard home in coveted Kingswood is primed for discerning downsizers, empty nesters, young families and professionals alike looking for that perfected mix of space, comfort and convenience on the cusp of Mitcham Square. Beyond its timeless facade, the home is a visual feast, where tiles gleam underfoot, classic details hark subtly back to a bygone era, natural light bounces off the walls and its flexible floorplan makes the day-to-day a dream. A formal lounge/sitting room opens to the central courtyard and ensures you can escape your other half or the kids for a quiet moment with a book or the next episode in your latest Netflix binge, all just a few feet away from the street-facing master bedroom with a walk-in robe and ensuite. Featuring stone benchtops, stainless steel appliances, a breakfast bar and plenty of storage, the kitchen stars at the head of the open-plan rear. Step through French doors to a charming pergola, offering a shaded retreat amidst beautifully landscaped gardens. Just the ticket for casual green thumbs and alfresco dining enthusiasts alike. Just 10 minutes from the CBD and a hop, skip and a box of popcorn away from a movie night at Mitcham Square and Cinema, Kingswood is the best of many worlds, all wrapped up on the doorstep of Unley High School and the prestigious Scotch and Mercedes Colleges. Home sweet home, indeed. More to love:- Elegant, easy-care living in a leafy, tightly-held suburb - Move-in ready - Double garage and additional parking in front - Secure gated entry - Ducted temperature control - Spacious pergola/alfresco entertaining wraps around the home's rear - Walk-in pantry and dishwasher - Large separate laundry - Neutral decor/colour scheme - Neatly presented landscaped gardens - Feature fireplace to central lounge room - Beaming with natural light - Walking distance from public transport and Kingswood Oval - Zoned for Unley High School - And much more. Specifications:CT / 5679/874Council / MitchamZoning / SNBuilt / 1999Land / 459m2Frontage / 11.5mCouncil Rates / \$paEmergency Services Levy / \$paSA Water / \$pqEstimated rental assessment / \$670 to \$700 per week / Written rental assessment can be provided upon requestNearby Schools / Mitcham P.S, Clapham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary CollegeDisclaimer: 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