

**3/17 George Street, Torrens Park, SA 5062**

Smallacombe

**Sold House**

Saturday, 16 December 2023

3/17 George Street, Torrens Park, SA 5062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 403 m2**

**Type: House**



Bruce Farrow  
0411873807

**\$600,000**

**\*\* Please note the sale price is reflective of the Land Contract only \*\*SECURE 5-STAR LUXURY LIFESTYLE ~ GREAT LOCATION** Love where you live! Attention downsizers, families and professionals ~ this designer home has it all without the exorbitant price tag. This wonderful lifestyle dwelling on a manageable 403sqm (approx.) allotment is privately situated in a quiet, secure enclave, in this tightly held highly desirable location. These 3 thoroughly contemporary, light filled homes are being built to the highest standard and offer a level of amenity, lifestyle and comfort which will please the most discerning buyer. Special features include; \* Architecturally designed home, 278sqm (approx.) of low maintenance living \* 3 bedrooms + 2.5 bathrooms \* 2 living areas plus study \* Open plan living area with single pitch sloping ceiling and west facing tiled balcony featuring louvered opening roof and glass balustrade \* Designer kitchen with 3 metre engineered stone island bench, Neff oven, 900mm cook top and dishwasher \* Huge master bedroom with its own balcony ~ perfect for alfresco morning coffee & evening night caps \* Ensuite with floor to ceiling tiles, double vanity and frameless glass shower \* Dual-level house, enter straight from garage, smartly designed so you can live exclusively on entry level \* Downstairs living space with two bedrooms and bathroom for guests or children \* Ducted air conditioning throughout with linear venting \* Instantaneous gas hot water service \* Double garage with remote entry \* Landscaping with auto-watering system \* Choice of timber or tiled floors throughout \* Bonus large cellar/extra undercroft storage \* Key less entry and much more Secure this rare house-land package early to influence interior finishes to suit your budget. The interior layout can also be modified and/or a lift fitted if desired. Located only 12 minutes (7km approx.) south of the Adelaide CBD with easy access by road, rail or bus, walking distance to Mitcham Square shopping and Cinema entertainment complex, popular cafes and restaurants, the iconic Edinburgh Hotel, Brown Hill Creek Reserve and hills walking trails. A plethora of prestigious private schools (Scotch, Mercedes, Concordia and Walford an easy walk or drive) are easily accessible and Unley High (within the zone), Mitcham Girls, Urrbrae plus Mitcham, Clapham and St Joseph Primary schools just a short drive away. Council: City of Mitcham Zoning: Suburban Neighbourhood.