

3/54 Smith-Dorrien Street, Mitcham, SA 5062

**NOAKES
NICKOLAS**

Sold Unit

Sunday, 3 December 2023

3/54 Smith-Dorrien Street, Mitcham, SA 5062

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 100 m2

Type: Unit



Zac Watts
0448217726



Mason Lucks
0415660707

\$590,000

SOLD BY ZAC WATTS Privately nestled at the end of a quiet cul-de-sac in the leisure and lifestyle suburb of Mitcham, this renovated two-bedroom homette is certain to spark all the low-maintenance joy. North-facing sunshine basks ample natural light from the anterior windows of the spacious lounge and master bedroom, both welcoming at the front of an immaculate floorplan upon recently repolished timber floorboards. The modern kitchen has been renovated to fuse function with timeless design, elevated by an Ariston freestanding gas cooker, Miele dishwasher, updated cabinetry and extending to a skylit bistro dining area to maximise space. Bedroom two features an in-built desk and cabinetry, providing the perfect space for kid's study or a designated home office. Centrally accessible to both bedrooms is a completely remodelled main bathroom featuring frameless semi-open shower and crisp, neutral fittings. Moving outside, you'll love taking a pause from the demands of your day to recline in the green-fringed shade of the outdoor courtyard, surrounded by freshly planted garden beds to bring an extra touch of nature to your easy-care allotment. Location highlights include proximity to coffee breaks at This Fine Day, pub meals at The Edinburgh, shopping amenities and cinema sessions of Mitcham Village, along with an easy reach to the CBD via nearby bus and train stops. And with a low-maintenance, completely updated premise such as this one, you'll have all the time to immerse yourself in the leisurely lifestyle that comes hand-in-hand with residing in cosmopolitan Mitcham... Even more to love:- Secure garage- Additional off-street car park- Built-in robe in the master and second bedroom- Ample storage in the hallway and laundry with inbuilt floor to ceiling cabinetry- Separate laundry with outdoor access- Recently repolished floorboards- External blinds to front-facing windows- R/C air conditioning- Ceiling fans- 5-minute stroll to bus stop & Mitcham Village- Walking distance to Unley High (zoned), Mitcham Primary & train station- Proximity to Scotch College, King William Road, Carrick Hill & Brownhill Creek
Title: Strata
Council: City of Mitcham
Council Rates: \$1275PA
Water Rates: \$153.70PQ
ES Levy: \$114.25PA
Strata Rates: \$350PQ
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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.