

**3/6 Torrens Street, Mitcham, SA 5062**

Smallacombe

**Unit For Sale**

Wednesday, 17 April 2024

3/6 Torrens Street, Mitcham, SA 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$535,000 - \$575,000**

Discover the wonder that is living in Mitcham ~ a captivating blend of prestigious schools, upscale shopping, untouched nature reserves, and charming heritage homes, all surrounded by a lively atmosphere of cafes, pubs, and fine dining venues. If location and lifestyle top your wish list, seize the opportunity of this irresistible first home, sought-after investment, or downsizing gem. This beautifully presented, solid brick unit is situated in a small, single level group of 4 and just a hop, step and jump to all amenities. Light and fresh, it comprises of:

- \* Spacious living room with garden outlook\*
- \* Updated kitchen with glass splashback, dishwasher and skylight, with good space to accommodate your dining table\*
- \* Two generous size bedrooms ~ both with built in robes and warm polished timber floors\*
- \* Neat bathroom and separate laundry with good storage\*
- \* Private rear garden ~ ideal to relax, entertain and enjoy the northerly winter sun\*
- \* Under cover carport right alongside the unit

More to love:

- \* As new ducted reverse cycle air conditioning (just over 12 months old) and ceiling fan in the main bedroom\*
- \* Freshly painted throughout\*
- \* Polished floors in bedrooms and also under carpet\*
- \* Light neutral décor throughout\*

Ideal for first home buyers, investment or downsize

Location and lifestyle! So close to...

- \* Mitcham Square shops and cinema\*
- \* The Edinburgh Hotel, Stamps Restaurant and local cafes\*
- \* Local bus stops and easy access to the train station\*
- \* Zoned for both Mitcham Primary and Unley High\*
- \* Close to excellent private and public schools including Scotch, Mercedes, Mitcham girls and Urrbrae

Enjoy an array of local parks including Mitcham Reserve, Sutton Gardens and Brown Hill Creek.

Council: City of Mitcham  
Council Rates: \$1,308.20 per annum  
SA Water: \$153.70 per quarter  
ESL: \$86.35 per annum  
Strata Rates: \$600.00 per quarter  
Year Built: 1973  
Zoning: Suburban Neighbourhood