

3 Playford Road, Mitcham, SA 5062

House For Sale

Friday, 3 May 2024

3 Playford Road, Mitcham, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 712 m2

Type: House



Steve Alexander

0411755985

Under Contract

Experience refined living in this magnificent family home, meticulously designed to exude style and spaciousness. Upon arrival, you are greeted by an impressive facade, landscaped gardens, and a paved pathway leading to the double-door entrance. Enter through the welcoming open entrance adorned with elegant finishes and refined lighting, complemented by polished porcelain tiles guiding you effortlessly into the living area. A gas fireplace and integrated TV create a focal point, seamlessly linking to the open-plan kitchen and dining space, which extends onto the front verandah through glass doors, offering the indoor-outdoor living experience. The modern kitchen is a culinary haven, boasting a walk-in pantry, island benchtop, 2pac cabinetry, Caesarstone benchtop, and high-end European stainless-steel appliances, including a 900mm gas cooktop, oven, rangehood, and Miele dishwasher. Abundant storage and ample bench space make this kitchen as practical as stylish. Beyond the kitchen, timber glass double doors open onto the undercover outdoor alfresco space. This space offers a picturesque view of the landscaped garden, paved pathways and lush greenery, making it ideal for entertaining family and friends. The primary bedroom has a spacious walk-in robe and a modern ensuite, which opens directly to the rear gardens through double doors. The front bedroom features robes and has access to the front balcony, while bedrooms 3 and 4 offer built-in robes and open onto the rear yard. These bedrooms share a family bathroom. Additionally, there's an office equipped with a desk, built-in cupboards, shelves, and ample storage. The property boasts a spacious remote-access 4-car garage with a sink and bench area. A separate storage room is also ideal for wine enthusiasts or fitness fanatics. Features include: • Polished Porcelain tiles • Western red cedar windows and doors • Vaulted ceilings • Linen cupboard • Retractable fly screens to all bedrooms • Ducted reverse cycle air conditioning • Remote-controlled gas fire • Sensor lighting • Roller shutters • Pull down blinds – front verandah • Fully irrigated Landscaped gardens • Two large rainwater tanks • Monitored security system • Solar system (9 solar panels – 2kW) and inverter Located in a quiet cul-de-sac and with convenience is at your doorstep, with Mitcham Shopping Centre, Edinburgh Hotel, public transport options, and easy access to the CBD. Embrace the outdoors with Carrack Hill and Brownhill Creek walking trails in your neighbourhood, providing the perfect blend of luxury and lifestyle. The property is located within the Unley High zone, offering a range of nearby public and private schooling options. Scotch and Mercedes Colleges are within walking distance, and Concordia College, Seymour College, Mitcham Primary, and Mitcham Girls High are nearby. Property Information: Title Reference: Volume 5226 Folio 31 Council: City of Mitcham Council Rates: \$4,460.50 pa ES Levy: \$344.80 pa SA Water: \$373.53 pq Year Built: 2011